## 367 500 €

## Contact agency Lavernhe Immobilier 117 Boulevard du Président Wilson 06160 Juan-les-Pins 04 93 61 95 55 / lavernheimmo@orpi.com

For sale ground garden 3 rooms Surface : 77 m<sup>2</sup>

Year of construction : 1971 Exposition : Sud est View : Jardin Hot water : Collective Inner condition : GOOD Standing : High Standards Building condition : GOOD

## Features :

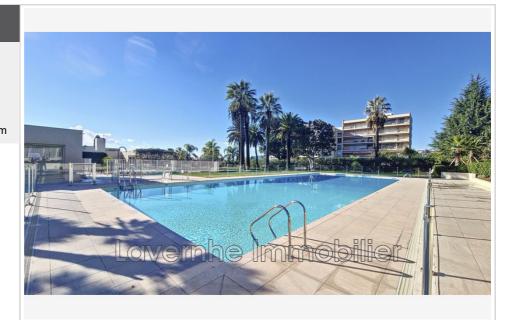
lift, double glazing, gated, residential, POOL

1 cellar

Energy class (dpe) : E Emission of greenhouse gases (ges) : D

Document non contractuel 18/09/2024 - Prix T.T.C





## Ground garden 2870 Juan-les-Pins

ANTIBES-JUAN LES PINS – EDEN PARK We offer you a bright and peaceful 78m<sup>2</sup> family apartment, located in a sought-after residence with swimming pool and tennis court. You will benefit from a double corner living room, a fully equipped independent kitchen and a large entrance with cupboards and guest toilets. The sleeping area consists of a master suite with private bathroom, a second bedroom, a beautiful bathroom with WC and a hallway with large fitted cupboards. A third bedroom can easily be created (a partition to be assembled) This apartment, in which no work will be required before moving in, is sold with a cellar. Many visitor spaces (cars and motorbikes/bicycles) are available. You will be on foot 7 minutes from the beaches of Juan les Pins or Place de Gaulle. The bus stop for lines A/B/30/8 is 3 minutes away, a supermarket 4 minutes away. Idyllic living environment! To visit Fees and charges : Annual current expenses 4 080 € Well condominium

995 lots in the condominium 367 500 € fees included





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