

159 000 €

Contact agency

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For sale apartment

1 room

Surface : 41 m²

Exposition : Est

View : Citadine

Hot water : Individuelle électrique

Inner condition : to renovate

Features :

lift, double glazing, CALM

1 terrace

1 bathroom

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

19/04/2025 - Prix T.T.C



Apartment 2339 Juan-les-Pins

For Sale – Large 40 m² one-bedroom apartment with potential for two bedrooms – Juan-les-Pins, Square Pauline Ideally located in Juan-les-Pins – Square Pauline, this approximately 40 m² ground-floor apartment is an excellent rental investment. Its layout allows for easy conversion into a 2-room apartment, offering a great opportunity for increased value. Description of the property: Surface area: approximately 40 m² Ground floor Entrance with corridor Large living room with separate sleeping area, which can be partitioned to create a real bedroom Independent kitchen Bathroom with toilet Small secure terrace Additional information: Sold occupied: 3-year unfurnished lease, renewed on 02/15/2025 Current rent: €634 including charges Tenant in place since 2019 No cellar, no private parking A sought-after location – The Square Pauline district Square Pauline is a sought-after area of Juan-les-Pins, known for its pleasant living environment and proximity to all amenities. Located just minutes from the beaches, town center, shops, and public transportation, this neighborhood offers a dynamic yet residential and peaceful environment. It's home to local shops, restaurants, schools, and green spaces, making the area attractive by combining convenience and quality of life. Ideal for a rental investment, this property benefits from a strategic location, highly sought after in Juan-les-Pins. We have integrated visuals of new developments into our announcement via Artificial Intelligence to

