

159 000 €

Contact agency

Villa Urbana

36, avenue de l'Estérel, rond point St Honorât

06160 Juan-les-Pins

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For sale apartment

1 room

Surface : 28 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup>

Year of construction : 1980

Exposition : Ouest

View : Citadine

Hot water : Individuelle

Inner condition : a refresh

Standing : residential

Building condition : GOOD

Features :

lift, gated, residential, electric shutters

1 terrace

1 bathroom

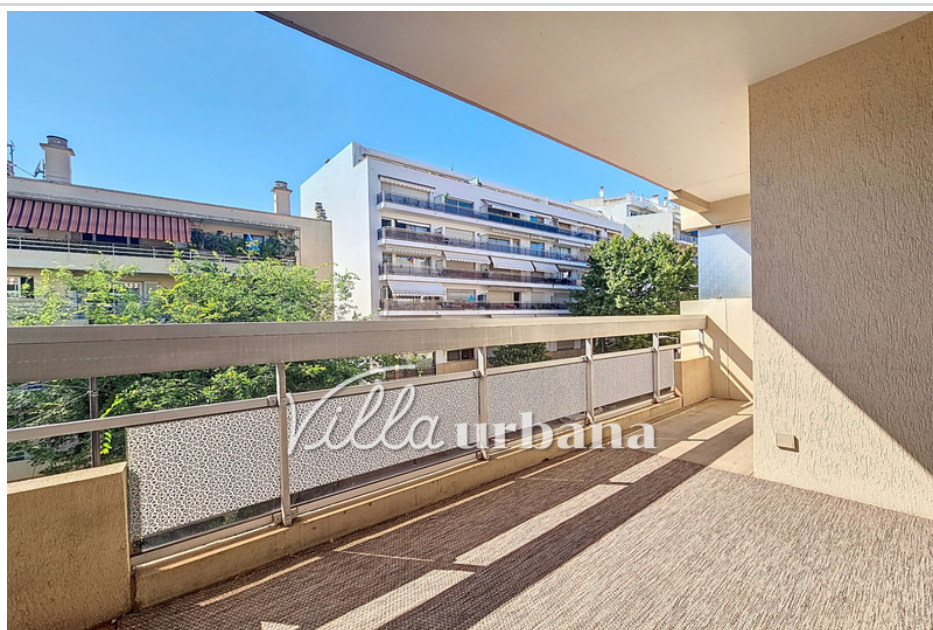
1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

13/03/2025 - Prix T.T.C



### Apartment 145 Juan-les-Pins

For a first purchase, you have all transport and shops at the foot of the building. For a rental investment, it is a very good residence and its location will appeal to you.

For a pied-à-terre, you are a stone's throw from the Juan-les-Pins pine forest and barely 5 minutes from the beaches. Located between Boulevard Wilson and Chemin de Tanit, this STUDIO perfectly matches your search. On the 3rd floor, it offers 28m<sup>2</sup> of living space with a large living room which opens onto a deep terrace and a separate kitchen. At the entrance, a storage cupboard and bathroom. In the basement, a very large cellar of approximately 6m<sup>2</sup> completes the comfort of this property. Possibility of negotiating extra parking.

Fees and charges :

Annual current expenses 648 €

Well condominium

94 lots in the condominium 159 000 € fees included

