

715 000 €

Contact agency

Lisnard Immobilier

52 avenue Georges Clémenceau

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For sale house

5 rooms

Surface : 140 m<sup>2</sup>

Surface of the land : 400 m<sup>2</sup>

Year of construction : 1965

Exposition : Sud

Hot water : Electrique

Inner condition : GOOD

Features :

fireplace, CALM

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

09/03/2025 - Prix T.T.C



### House 3254 Juan-les-Pins

Charming detached villa located in Juan-les-Pins, in the sought-after Tramontane district. Bright and welcoming thanks to its southern exposure. The house is spread over two levels. On one level, a 22 m<sup>2</sup> garage transformed into an artist's studio, a kitchen, two bedrooms and a shower room with toilet. On the 1st floor, living room with fireplace, fitted kitchen, 2 spacious bedrooms, a shower room & a separate toilet. In addition, enjoy the beautiful terrace, a loggia and the peace and quiet. All set on a plot of 400 m<sup>2</sup>. Possibility of parking 2 vehicles in the driveway as well as in front of the house. Come and discover a true haven of peace! Contact the agency or Karin TROCELLO at 06.51.25.70.40

Fees and charges :

715 000 € agency fees 4,90% à the responsibility of the buyer included

