

315 000 €

For sale apartment

2 rooms

Surface : 34 m<sup>2</sup>Surface of the living : 12 m<sup>2</sup>

Year of construction : 1973

Exposition : Ouest

Inner condition : good

Standing : semi-luxury

Building condition : excellent

Features :

lift, double glazing, gated, calm, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

## Legal information

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Fees paid by the owner, well condominium (438 lots in the condominium), annual current expenses 2 460 € (205 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2888 Juan-les-Pins

We exclusively offer you this apartment located in the sought-after residence of Center Bay, on the seafront of Juan les Pins. You will enjoy an L-shaped living room and a fitted kitchen, opening onto a west-facing terrace closed in a loggia. You will benefit from a sleeping area, a bathroom and separate toilets. You will have a large dressing room in the entrance and can easily store furniture or clothes in a large cellar on the mezzanine of the building. This apartment, ideal for a pied-à-terre or a rental investment, is sold with a private parking space in the basement, very appreciable in the city center! The residence also has a large room where you can park your bike. The beaches, shops and restaurants are at the foot of the residence, you will only have to put down your suitcases to enjoy them. To visit!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
 Estimated annual energy between 530 and 780 € (reference year 2021)  
 Document non contractuel - 26/12/2024

