

650 000 €

For sale apartment

3 rooms

Surface : 70 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud est

View : Jardin

Hot water : Individuelle électrique

Inner condition : excellent

Standing : prestige

Building condition : good

Features :

lift, double glazing, gated, calm, residential,  
electric blinds, pool

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Legal information**

650 000 € fees included

4,84% VAT of fees paid by the buyer  
(620 000 € without fees), well  
condominium (17 lots in the condominium),  
annual current expenses 2 820 €  
(235 € 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 2925 Juan-les-Pins**

A stone's throw from the beaches of Ilette and in absolute calm, we present to you this pleasant 3-room apartment of approximately 70m<sup>2</sup> and requiring no work, located in a prestigious secure residence with swimming pool. You will enjoy a functional distribution where all the rooms open onto a corner terrace of more than 30m<sup>2</sup>, offering you a very beautiful outdoor space without vis-à-vis and with a clear view of the gardens allowing several relaxation areas. The independent kitchen (which can easily open onto the living room) is perfectly equipped. Two Beautiful bedrooms with cupboards, a bathroom with shower and bathtub and separate toilets will offer you appreciable comfort. A garage in the basement as well as a cellar complete the comfort of this apartment which will be ideal for both a main residence and a pied-à-terre on the Côte d'Azur. You will be a 3-minute walk from the Ilette roundabout, the beaches and the shops. If you want a...

Document non contractuel - 26/12/2024

