

615 000 €

For sale apartment

3 rooms

Surface : 65 m<sup>2</sup>

Year of construction : 1975

Exposition : Ouest

View : Dégagée

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Legal information**

615 000 € fees included

5,13% VAT of fees paid by the buyer

(585 000 € without fees), well

condominium, annual current expenses

2 088 € (174 € 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 2915 Juan-les-Pins**

Very high-end 3-room apartment with very high-end services. Spacious living room dining room with fully equipped open kitchen, hallway with laundry area, shower room, double sink, 2 bedrooms with wardrobes. All rooms open onto a sunny terrace of 20 m<sup>2</sup>. Alarm with surveillance camera, electric shutters and blinds with telephone control, television in all rooms, armored door, reversible air conditioning with remote control, double glazing, solid parquet flooring. A stone's throw from the beaches, the pine forest and close to the train station, walking distance from all amenities. Sold with underground parking and cellar.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 800 and 1082 € (reference year 2023)  
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