## Orpi



www.immojuan.com | T. 04 93 61 95 55

LAVERNHE IMMOBILIER

## 615 000 €

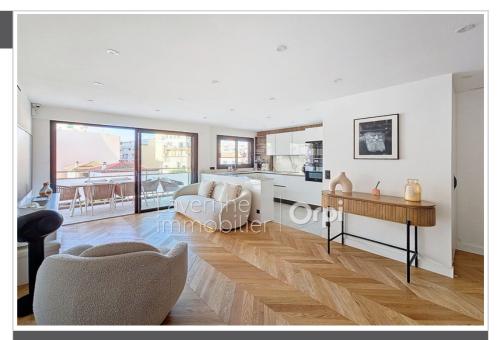
For sale apartment 3 rooms Surface : 65 m<sup>2</sup> Year of construction : 1975 Exposition : Ouest View : Dégagée Hot w ater : Collective Inner condition : excellent Standing : residential Building condition : good Features : lift, double glazing

2 bedroom

- 1 terrace
- 1 show er
- 1 WC
- 1 parking
- 1 cellar

## Legal information

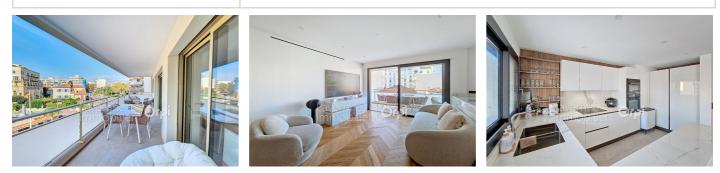
615 000 € fees included 5,13% VAT of fees paid by the buyer (585 000 € without fees), well condominium, annual current expenses 2 088 € (174 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



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) Document non contractuel - 26/12/2024



Lavernhe Immobilier - 117 Boulevard du Président Wilson - 06160 Juan-les-Pins Tél. +33(0)4 93 61 95 55 - contact@lavernhe.immo - www.immojuan.com RCS Antibes B 442 205 829 - Code NAF 6831Z - SIRET 442 205 829 00025 - Document non contractuel