

92 000 €

**For sale apartment**

**1 room**

**Surface : 13 m²**

**Surface of the living : 11 m²**

**Year of construction : 1974**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Building condition : good**

**Features :**

double glazing

1 bathroom

1 WC



## Apartment 2920 Juan-les-Pins

Are you looking for a rental investment? This studio with mezzanine located in a small secure residence in absolute calm will be ideal for student/seasonal rental. You will enjoy a living room with kitchenette, sleeping area on the mezzanine and bathroom. You will be 2 minutes from the bus stops and shops and can reach the center of Juan les Pins or Antibes in 5 minutes on foot. Motorcycle/bicycle parking. A little refresh is to be expected. Very good rental yield!

### Legal information

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Fees paid by the owner, well condominium(24 lots in the condominium), annual current expenses 732 € (61 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 381 and 515 € (reference year 2023)  
Document non contractuel - 27/12/2024

