

570 000 €

For sale luxury apartment

2 rooms

Surface : 59 m<sup>2</sup>Surface of the living : 19 m<sup>2</sup>

Year of construction : 1960

Exposition : Sud

View : Mer panoramique

Hot water : Collective

Inner condition : a refresh

Building condition : good

Features :

lift, electric blinds, electric shutters

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

## Legal information

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Fees paid by the owner, well condominium (35 lots in the condominium), annual current expenses 1 880 € (157 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Luxury apartment 2906 Juan-les-Pins

You will be seduced by this apartment located on a high floor in a secure residence by the sea facing the beaches of Juan les Pins. You will enjoy a large living room opening onto a south-facing terrace offering you a panoramic sea view from Cap d'Antibes to the Lérins Islands. A large bedroom with cupboards and an independent kitchen open onto a large terrace (which can be closed into a veranda). A bathroom and separate toilet complete the comfort of this apartment in the ideal location. Its size and distribution will allow you to transform it into 3 rooms if necessary. You can park your car and motorbike in a large secure collective car park and enjoy the beaches and restaurants of Juan les Pins! To visit!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 780 and 1100 € (reference year 2021)  
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