

342 000 €

For sale apartment

2 rooms

Surface : 58 m<sup>2</sup>Surface of the living : 23 m<sup>2</sup>

Year of construction : 1974

Exposition : Est ouest

Inner condition : good

Standing : residential

Building condition : good

Features :

gated

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking



## Apartment 2900 Juan-les-Pins

We offer you this large 2-room apartment, convertible into a 3-room apartment, in a luxury residence with caretaker in the heart of Juan Les Pins. 50m from the beaches, shops and all amenities, you can do everything on foot. This furnished apartment is composed of a beautiful living room extended by a pleasant terrace, a large bedroom with closet, an independent kitchen, a bathroom and separate toilet. The bedroom and the kitchen both open onto a sunny balcony. A private parking space in the residence completes the undeniable advantages of this property.

## Legal information

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Fees paid by the owner, well condominium (95 lots in the condominium), annual current expenses 2 760 € (230 € 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) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 700 and 1010 € (reference year 2023)  
Document non contractuel - 26/12/2024

