

**459 000 €**

**For sale apartment**

**3 rooms**

**Surface : 53 m²**

**Surface of the living : 23 m²**

**Year of construction : 1974**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : very good**

**Building condition : good**

**Features :**

lift, double glazing, gated, 100 m² terrace, large garage, electric shutters

**2 bedroom**

**1 terrace**

**1 shower**

**1 WC**

**1 garage**

## Legal information

459 000 €

Fees paid by the owner, well condominium (42 lots in the condominium), annual current expenses 3 612 € (301 € 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 2815 Juan-les-Pins

Are you looking for an apartment in the very center of Juan les Pins and dreaming of an exceptional terrace? Then this 2/3 room is made for you! Located in a perfectly maintained and secure residence, this property, in perfect condition, will allow you to enjoy a 98m² south-facing terrace bathed in sunlight from morning to evening. You will benefit from a corner living room with fully equipped American kitchen, a large bedroom with cupboard, a bathroom with practical and functional window, separate WC. An extra bedroom, which can accommodate a sofa bed, bunk beds, a dressing room or your teleworking space completes the comfort of this apartment, in which you will have no work required. It is also possible to create a 20m² veranda on the terrace (condominium agreement). In the basement of the residence you will benefit from a large 24m² garage in which you can park your cars and benefit from significant storage space. The shops are at the foot...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 565 and 765 € (reference year 2021)  
Document non contractuel - 27/12/2024



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