

**339 000 €**

**For sale apartment**

**3 rooms**

**Surface : 69 m²**

**Surface of the living : 26 m²**

**Year of construction : 1966**

**Exposition : Ouest**

**View : Citadine**

**Inner condition : a refresh**

**Features :**

lift, gated

2 bedroom

1 shower

1 parking

1 cellar



## Apartment 2974 Antibes

Are you looking for an apartment in the heart of Juan-les-Pins? You'll be charmed by this high-floor, two-bedroom apartment located in a secure residence with a caretaker. You will enjoy a spacious and bright living room and a separate kitchen, opening onto a west-facing terrace of 11 m². The sleeping area consists of 2 large bedrooms with wardrobes in absolute peace and quiet opening onto a second east-facing terrace without vis-à-vis, a shower room and separate toilet. The entrance is spacious and has a beautiful dressing room. This apartment is sold with a cellar and a private parking space, very appreciable in the center of Juan les Pins. You will be 5 minutes walk from the beaches and will find all the local shops at the foot of the residence. Bus stop 50m away (lines 6/8/B). A must see!

### Legal information

339 000 € fees included

4,95% VAT of fees paid by the buyer (323 000 € without fees), well condominium (94 lots in the condominium), annual current expenses 2 852 € (238 € 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 930 and 1330 € (reference year 2023)  
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Lavernhe Immobilier - 117 Boulevard du Président Wilson - 06160 Juan-les-Pins

Tél. +33(0)4 93 61 95 55 - [contact@lavernhe.immo](mailto:contact@lavernhe.immo) - [www.immojuan.com](http://www.immojuan.com)

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