

546 000 €

**For sale apartment**

**3 rooms**

**Surface : 69 m²**

**Surface of the living : 17 m²**

**Year of construction : 1971**

**Exposition : Est ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, air conditioning,  
residential, electric blinds, electric  
shutters, Gardien

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

#### Legal information

546 000 € fees included

5,00% VAT of fees paid by the buyer  
(520 000 € without fees), well  
condominium, no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2977 Antibes

Are you looking for a 3-room apartment with a terrace and sea view in the very center of Juan les Pins? You will be charmed by this 69 m² dual-aspect apartment on a high floor, located in a sought-after residence with a caretaker. You will enjoy a beautiful living room with a perfectly equipped kitchen, opening onto a large 11 m² terrace. The sleeping area consists of 2 en-suite bedrooms with shower room and bathroom, opening onto a second 6 m² terrace with sea view. A large entrance hall with a closet and a separate toilet complete the comfort of this apartment in which you will have no work to plan and which benefits from beautiful amenities (double glazing, electric shutters and blinds, air conditioning in all rooms, etc.). It is sold with a cellar and a garage in the basement, an essential asset in the center of Juan les Pins. The shops are at the foot of the residence and the beach is 300 meters away... to visit!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : D  
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