

329 000 €

**For sale apartment**

**3 rooms**

**Surface : 72 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Citadine**

**Hot water : Collective**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : good**

**Features :**

lift, gated, calm, Traversant, residential

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

## Legal information

329 000 € fees included

5,99% VAT of fees paid by the buyer

(310 400 € without fees), well

condominium (20 lots in the condominium),

annual current expenses 4 418 €

(368 € 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 2982 Juan-les-Pins

We offer this 73 m² 3-room apartment located in a secure residence, a 3-minute walk from the Pinède de Juan les Pins. A spacious entrance hall with large closets leads to all rooms. You'll enjoy a spacious 23 m² living room opening onto a south-facing terrace. The kitchen is independent and partially equipped. The sleeping area consists of two beautiful bedrooms opening onto a second terrace. A functional bathroom and separate toilet complete the comfort of this apartment, which requires some updating. It is sold with an underground parking space as well as a cellar. Ideal location if you want to park your car and do everything on foot!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1060 and 1470 € (reference year 2022)  
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