

819 000 €

For sale apartment

4 rooms

Surface : 94 m²

Surface of the living : 27 m²

Year of construction : 1970

Exposition : Ouest

View : Mer

Hot water : Collective

Inner condition : to renovate

Features :

lift, gated, Gardien

2 bedroom

2 terraces

2 WC

1 cellar



Apartment 3012 Juan-les-Pins

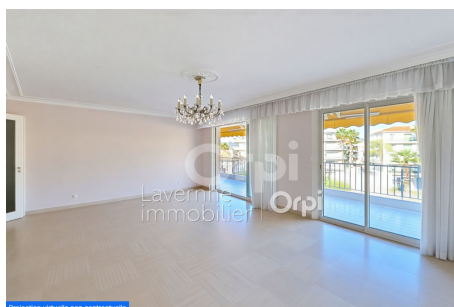
In a prestigious residence with a concierge, come and discover this beautiful 3-bedroom apartment of 94 m², located on a high floor, just steps from the sea and the town center. It features a welcoming entrance, a large bright living room of 30 m² opening onto a magnificent west-facing terrace of 34 m² with sea views, a dining room (which can be converted into a third bedroom), an independent kitchen, two comfortable bedrooms, a bathroom, a shower room, and two toilets. An additional balcony completes the outdoor space. You will also benefit from a cellar and the option to purchase a double garage separately. A few modernization works will enhance this property and turn it into an exceptional apartment in one of the most sought-after neighborhoods of Juan-les-Pins.

Legal information

819 000 € fees included

5,00% VAT of fees paid by the buyer (780 000 € without fees), well condominium, annual current expenses 3 600 € (300 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1634 and 2210 € (reference year 2024)
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