

420 000 €**For sale apartment****3 rooms****Surface : 80 m²****Year of construction : 1946****Exposition : Est ouest****View : Aperçu mer****Hot water : Individuelle gaz****Inner condition : good****Standing : Bourgeois****Building condition : good****Features :**

lift, gated

2 bedroom

2 terraces

1 bathroom

1 WC

**Apartment 3042 Juan-les-Pins**

Just steps from the beaches and the lively heart of Juan-les-Pins, this spacious 80 m² apartment on the 2nd floor offers an ideal living environment combining comfort and convenience. Highlights: Large bright living area, perfect for entertaining Separate kitchen, well-equipped, functional, and modern Two comfortable bedrooms with storage Bathroom + separate toilet No renovations needed: excellent condition Side sea view, perfect for enjoying the Mediterranean atmosphere **Prime location:** Located right in the city center, just steps from the beaches, shops, restaurants, and public transport. Everything is within walking distance in one of Juan-les-Pins' most sought-after neighborhoods. **Ideal for:** Main residence, a pied-à-terre, or rental investment.

Legal information

420 000 € fees included

5,00% VAT of fees paid by the buyer (400 000 € without fees), well condominium(26 lots in the condominium), annual current expenses 2 700 € (225 € 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 1600 and 2100 € (reference year 2025)
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