

LAVERNHE IMMOBILIER



www.immojuan.com | T. 04 93 61 95 55

169 000 €

For sale apartment

1 room

Surface: 31 m²

Year of construction: 1971

Exposition : Sud est View : Jardin

Hot w ater: Collective Inner condition: good Building condition: good

Features:

lift, double glazing, gated, calm, Vidéo surveillance, residential, electric blinds,

Tennis, pool, Gardien

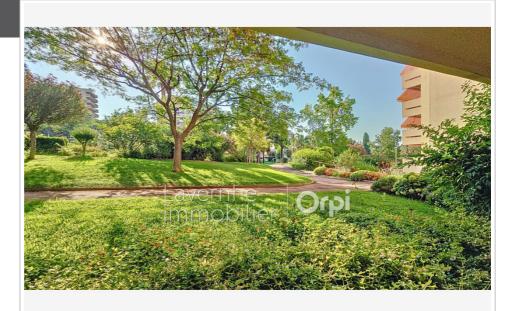
1 show er

1 WC

1 cellar



169 000 € fees included
5,63% VAT of fees paid by the buyer
(160 000 € without fees), well
condominium(470 lots in the
condominium), annual current expenses
1 800 € (150 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Apartment 2998 Juan-les-Pins

In a rare and highly sought-after condominium in Juan-les-Pins, this garden-level studio offers an exceptional living environment, peaceful and surrounded by a beautiful wooded park. Property features: Very clean studio, ready to move in or rent out Garden-level unit with direct views of the residence's lush green spaces Access to premium amenities: swimming pool, tennis courts, concierge, secure park Ideal location: beaches just a 3-minute walk away, shops and restaurants very close by Asmart investment: Perfect as a pied-à-terre or for seasonal rentals Estimated yield: €850/week during peak season, high rental demand Juan-les-Pins – Between seaside elegance and residential comfort Amust-see without delay!

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





