

LAVERNHE IMMOBILIER



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

193 000 €

For sale apartment 1 room Surface : 34 m² Surface of the living : 25 m² Year of construction : 1974 Exposition : Plein sud View : Sans vis à vis Inner condition : good Features : lift, double glazing, gated

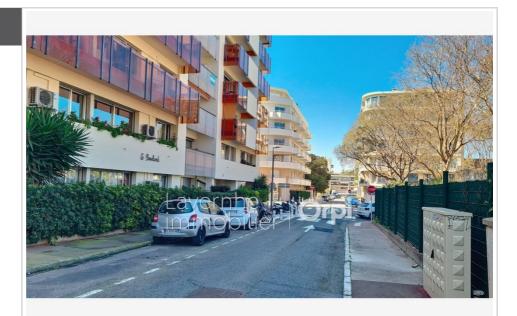
1 terrace

- 1 bathroom
- 1 WC
- 1 parking
- 1 cellar

Legal information

193 000 € fees included 5,46% VAT of fees paid by the buyer (183 000 € without fees), well condominium(100 lots in the condominium), annual current expenses 1 320 € (110 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,





Apartment 2958 Juan-les-Pins

We offer you this large $35m^2$ studio, located in a quiet area on the 2nd floor of a secure and very well-maintained residence in the Vilmorin district. The living room with an open-plan kitchen and sleeping area that can accommodate a double bed opens onto an $8m^2$ south-facing terrace with no overlooked views. A bathroom, separate toilet, and a comfortable entrance complete the comfort of this apartment. It is sold with a private underground parking space and a cellar, a considerable asset in the city center. All you have to do is park your car and enjoy the beaches and restaurants of Juan les Pins! Currently rented (furnished lease) until November 2025.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C Estimated annual energy between 450 and $650 \in$ (reference year 2023) Document non contractuel - 09/05/2025

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