

235 000 €

For sale apartment

1 room

Surface : 36 m<sup>2</sup>Surface of the living : 20 m<sup>2</sup>

Year of construction : 1960

Exposition : Nord

View : Citadine

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : good

Features :

double glazing, gated

1 terrace

1 shower

1 WC



## Apartment 2987 Juan-les-Pins

Are you looking for a pied-à-terre or a rental investment in the heart of Juan les Pins? We offer you this 36m<sup>2</sup> apartment on the top floor of a secure residence. The living room and open kitchen lead to a beautiful 25m<sup>2</sup> rooftop terrace. A renovated bathroom with toilet and an entrance with large closets will allow you to settle in comfortably. Shops and restaurants are right at the foot of the building, the beach is 100m away, and the train station is just 3 minutes. A perfect location if you want to enjoy life in Juan!

## Legal information

235 000 € fees included

5,38% VAT of fees paid by the buyer

(223 000 € without fees), well

condominium (12 lots in the condominium),

annual current expenses 1 180 €

(98 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 598 and 810 € (reference year 2022)  
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