

69 000 €

Viager apartment

1 room

Surface : 25 m²

Surface of the living : 18 m²

Year of construction : 1975

Exposition : Sud

View : Mer

Inner condition : a refresh

Features :

lift

1 terrace

1 shower

1 WC

1 cellar



Apartment 3023 Juan-les-Pins

****Viager occupied: charming studio with terrace and sea view, ideal location****

Juan-les-Pins center – 300 m from the beaches Charming 25 m² studio located on the second-to-last floor, featuring a large south-facing terrace of 10 m² with sea views. It consists of a bright living room opening onto the terrace, a fitted and equipped kitchen, as well as a shower room with toilet. The apartment is air-conditioned and includes a cellar. Sale as viager occupied – 1 life tenant (79-year-old woman) Market value: €155,000 Initial lump sum payment: €60,000 Monthly rent: €187 A perfectly located property, close to beaches, shops, and transport. A secure investment opportunity in one of the most sought-after neighborhoods of Juan-les-Pins.

Legal information

69 000 € fees included

6,38% VAT of fees paid by the buyer (64 860 € without fees), well condominium (138 lots in the condominium), annual current expenses 1 695 € (141 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

Document non contractuel - 12/12/2025



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