



540 000 €

**For sale apartment**

**3 rooms**

**Surface : 105 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : to modernize**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, armored door, residential, electric shutters, air conditioning

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

2 cellars

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

05/02/2025 - Prix T.T.C



## Apartment 1949 Juan-les-Pins

JUAN LES PINS a few steps from the pine forest and the beaches, spacious 3-4 room apartment, with a total surface area of 105 m<sup>2</sup>, located on the top floor of a well-maintained building, in a quiet and secure residence. It is composed of two bedrooms, a bathroom, a shower room, two toilets, an independent equipped kitchen, and benefits from two beautiful terraces of 20 m<sup>2</sup> each. The apartment is crossing with a clear view and two exposures to enjoy all day long. It is to be modernized and offers quality services: elevator, double glazing, armored door, electric roller shutters. Two parking spaces and two cellars complete this exceptional property.

**Fees and charges :**

Annual current expenses 4 800 €

Well condominium

20 lots in the condominium 540 000 € agency fees 6,37% à the responsibility of the buyer included

