

472 000 €

**Buying apartment**

**2 rooms**

**Surface : 69 m²**

**Surface of the living : 30 m²**

**Year of construction : 1970**

**Exposition : Ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Secured residence, Reinforced door, residential, Electric blinds, Electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 garage

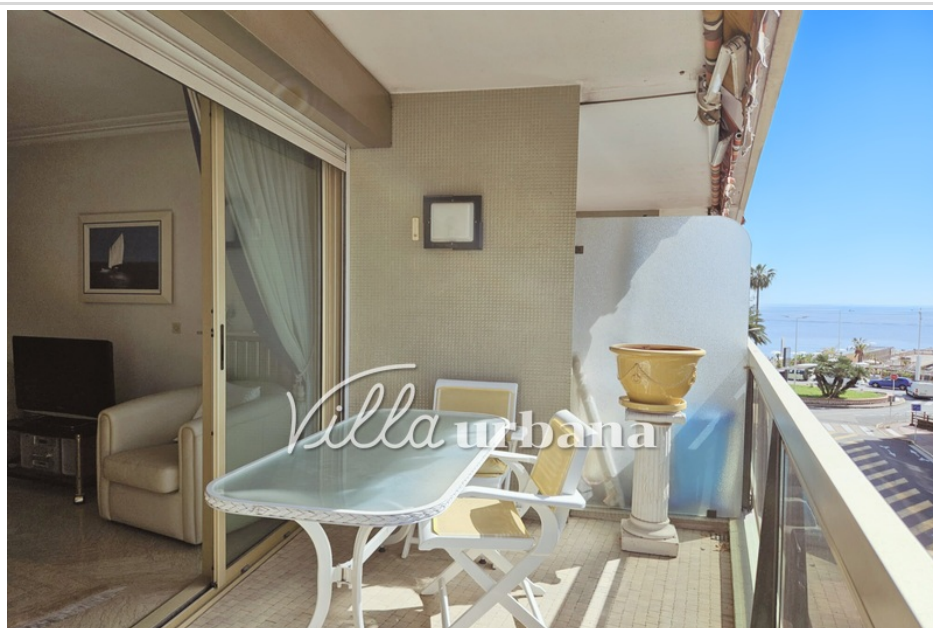
1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

16/05/2024 - Prix T.T.C



**Apartment 132 Juan-les-Pins**

In a popular residential area of the seaside in Juan-les-Pins, large and elegant 2-room apartment convertible into 3 rooms. On the third floor of a residential building with caretaker, the apartment enjoys a beautiful side sea view. With an area of 69 m² there is the opportunity to transform this property into 3 rooms. It consists of a 30 m² living room, a fitted independent kitchen, a bedroom, a shower room and a toilet. It also benefits from a 7 m² terrace and a cellar. In terms of services, the apartment has, among other things, an elevator, a secure residence, an armored door, electric blinds and roller shutters. The interior condition of the apartment is good, and the heating and hot water are collective. In a very good standard building with caretaker, spacious 2 corner rooms easily convertible into 3 rooms. Large living room with side sea view.

**General informations :**

Annual current expenses 2 556 €

Well condominium

83 lots in the condominium 472 000 € fees included

