

185 000 €

**Buying apartment**

**2 rooms**

**Surface : 38 m²**

**Year of construction : 2011**

**Exposition : Nord**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : renovated**

**Standing : residential**

**Building condition : good**

**Features :**

air conditioning, Calm, Deep terrace,  
Electric shutters, Double Glazing

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

14/05/2024 - Prix T.T.C



### Apartment Golfe-Juan

Magnificent studio for sale in excellent condition in a small residence (with no neighbors above) in Golfe-Juan. This quiet, air-conditioned 38m² property is located on the garden level. The apartment offers a generous and bright living space thanks to its large, deep 26m² terrace, possibility of creating an additional room that can be used as a sleeping area. This property is comfortably equipped with individual electric heating and hot water, double glazing, electric roller shutters and has a shower room and a WC. The property also benefits from a cellar. A rare opportunity in the sector. Close to all shops on foot. Contact the agency or Florian on 06.17.87.95.95

General informations :

Annual current expenses 600 €

Well condominium

5 lots in the condominium 185 000 € agency fees 5,41% à the responsibility of the buyer included

