

682 500 €

**Buying apartment**

**3 rooms**

**Surface : 78 m²**

**Surface of the living : 34 m²**

**Year of construction : 2008**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : renovated**

**Features :**

Lift, Double Glazing, Secured residence,

Electric shutters, Climatisation gainable

2 bedrooms

1 terrace

1 shower

2 WC

2 garages

**Energy class (dpe) : C**

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

Document non contractuel

01/07/2025 - Prix T.T.C



### Apartment 782 Juan-les-Pins

Juan les Pins - Near "Rostagne" Large 2/3 room apartment on the top floor opening onto a magnificent sunny and quiet terrace! This 79m² apartment with high-quality amenities offers you a pleasant and practical living environment just a stone's throw from the beaches and shops. The double living room offers the possibility of an extra bedroom, as does the 10m² dressing room with window. Equipment: reversible ducted air conditioning, double glazing, electric shutters and blinds with centralized control. To complete the package, you will have a beautiful double garage with motorized door! A relevant choice for a primary or secondary residence. Co-ownership of 31 main lots - Carrez surface area: 78.58m² - current charges per year: €3,600 - Mandate No. 782 "Information on the risks to which this property is exposed is available on the Géorisques website:

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

General informations :

Annual current expenses 3 600 €

Well condominium

37 lots in the condominium 682 500 € agency fees 4,76% à the responsibility of

