

378 000 €

**Buying apartment**

**2 rooms**

**Surface : 51 m²**

**Surface of the living : 20 m²**

**Exposition : Sud ouest**

**View : Aperçu mer**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, residential, Electric blinds, Electric  
shutters, air conditioning

1 bedroom

1 terrace

1 shower

1 WC

2 garages

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

03/05/2025 - Prix T.T.C



**Apartment 2802 Juan-les-Pins**

Rare! Beautiful 2-room apartment on the top floor facing south-west with a large and spacious terrace with a glimpse of the sea and very open view, not overlooked, Close to beaches, pine forest and shops in a small residence of 13 apartments.

The apartment is composed of an entrance hall, living room opening onto the terrace, American kitchen, bedroom, complete shower room with window, a cellar and a double garage complete its comfort. Exclusive The risk situation to which this property is exposed can be viewed on the website

<https://www.georisques.gouv.fr>.

General informations :

Annual current expenses 1 740 €

Well condominium

58 lots in the condominium 378 000 € agency fees 4,76% à the responsibility of the buyer included

