

472 500 €

**Buying apartment**

**3 rooms**

**Surface : 75 m²**

**Year of construction : 1980**

**Exposition : Ouest**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, air conditioning,  
residential, Electric shutters, Visitor  
Parking

2 bedrooms

2 terraces

1 shower

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

04/07/2025 - Prix T.T.C



### Apartment 450 Juan-les-Pins

**FOR SALE** – Superb 3-room top floor apartment with west-facing terrace Located on the 6th and top floor of a well-maintained residence, this beautiful 75 m² dual-aspect apartment benefits from optimal sunshine and a magnificent 60 m² west-facing terrace, ideal for fully enjoying the outdoors all year round. It consists of an entrance hall, a bright living room, a fully renovated independent kitchen, two bedrooms (one with a private 5 m² terrace), a shower room, a separate toilet, as well as plenty of storage space throughout the apartment. Reversible air conditioning and roller shutters in all rooms provide optimal comfort on a daily basis. Located at the top of Boulevard Wilson, the apartment benefits from a strategic location: close to shops, doctors, pharmacies, and just a few minutes from the city center of Juan-les-Pins or Antibes. No work required. Garage available in the neighboring residence €22,000. Monthly charges: €250. A rare property to visit without delay!

**General informations :**

**Annual current expenses 3 000 €**

**Well condominium**

