

193 000 €

**Buying apartment**

**1 room**

**Surface : 34 m²**

**Surface of the living : 25 m²**

**Year of construction : 1974**

**Exposition : Plein sud**

**View : Sans vis à vis**

**Inner condition : good**

**Features :**

Lift, Double Glazing, Secured residence

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

06/06/2025 - Prix T.T.C



**Apartment 2958 Juan-les-Pins**

We offer you this large 35m<sup>2</sup> studio, located in a quiet area on the 2nd floor of a secure and very well-maintained residence in the Vilmorin district. The living room with an open-plan kitchen and sleeping area that can accommodate a double bed opens onto an 8m<sup>2</sup> south-facing terrace with no overlooked views. A bathroom, separate toilet, and a comfortable entrance complete the comfort of this apartment. It is sold with a private underground parking space and a cellar, a considerable asset in the city center. All you have to do is park your car and enjoy the beaches and restaurants of Juan les Pins! Currently rented (furnished lease) until November 2025.

General informations :

Annual current expenses 1 320 €

Well condominium

100 lots in the condominium 193 000 € agency fees 5,18% à the responsibility of the buyer included

