

670 000 €

Buying house

4 rooms

Surface : 84 m²

Surface of the living : 26 m²

Surface of the land : 200 m²

Year of construction : 1970

Exposition : Sud

View : Aperçu mer

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

Couverture : Tiling

Features :

Jacuzzi spa, Double Glazing, Automatic gate, Calm

3 bedrooms

3 terraces

2 showers

3 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

10/05/2024 - Prix T.T.C



## House Juan-les-Pins

We are delighted to present to you this traditionally built semi-detached house, with a total surface area of 115 m2, in the residential area of La Badine, in Juan les Pins. Nestled in a quiet cul-de-sac, this property is spread over 3 levels as follows: At the level of the interior courtyard, there is a studio fitted out with a bathroom and a large laundry room-cellar of 21 m². On the first floor, the entrance hall opens onto a bright living room, opening onto a south-facing terrace. The kitchen open to the living room, gives access to the back of the house to a shaded terrace with dining area and to a charming arbor with an outdoor shower. A separate WC completes this floor. On the second floor, two bedrooms with storage offer a comfortable space, one of which has a private south-facing terrace with a view of the sea. A bathroom and WC complete this floor. The house also includes indoor parking with the possibility of parking a second car in the cul-de-sac, a jacuzzi and very economical solar panels. It is fully equipped with reversible air conditioners and has double-glazed windows. The Badine district, located in Juan les Pins, offers an ideal living environment which will allow you to discover the sea just a few steps away. Plus, you'll be close to the lively restaurants and cafes and vibrant

