

682 000 €

**Buying villa**

**4 rooms**

**Surface : 75 m²**

**Surface of the living : 29 m²**

**Surface of the land : 147 m²**

**Year of construction : 1930**

**Exposition : Sud**

**View : Jardin**

**Inner condition : excellent**

**Features :**

Double Glazing, Laundry room, Calm

3 bedrooms

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel

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



### Villa 2964 Juan-les-Pins

You will be under the undeniable charm of this 1930s house located in a small cul-de-sac in absolute calm and 300 meters from the beaches! You will enjoy on one level a 30m² living room with a perfectly equipped American kitchen, opening onto a large south-facing terrace of 21m² extended by a garden below. The ground floor is completed by a guest toilet and a 5m² laundry room. The sleeping area is upstairs and has 2 large bedrooms, an office (which can accommodate a single bed or bunk beds) and a bathroom with walk-in shower and toilet. You will appreciate the high ceilings, the features of this house (ducted air conditioning, sliding bay windows, high-end kitchen, solid parquet flooring, teak terrace, etc.) but also the quality of the renovation carried out in 2021 (exterior insulation, roof renovation, facade renovation, completely redone electricity and plumbing, etc.). You can store bikes or strollers in a small interior courtyard located at the entrance of the house and park your car in a garage located in a neighboring residence. You will feel very far from the urban hustle and bustle but will be a 5-minute walk from the center of Juan les Pins! Exceptional and rare property for sale, to visit!

**General informations :**

