

340 000 €

**Buying apartment**

**3 rooms**

**Surface : 52 m<sup>2</sup>**

**Surface of the living : 22 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Citadine**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence, residential, air conditioning

2 bedrooms

1 terrace

1 shower

1 WC

**Energy class (dpe) : C**

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

Document non contractuel

08/01/2025 - Prix T.T.C



### Apartment 1946 Juan-les-Pins

Juan-les-Pins. Located on the 3rd floor of a residential building, this 3-room apartment in excellent condition offers a living area of 52 m<sup>2</sup>, completed by a pretty 10 m<sup>2</sup> terrace, perfect for breakfasts in the sun thanks to its southern exposure. The spacious 22 m<sup>2</sup> living room opens onto a fitted American kitchen. The apartment has two bedrooms, a shower room and a toilet. You will enjoy the comfort of hot water and collective heating, as well as air conditioning. A real opportunity in a very popular area. Located on the seafront, this locality offers an exceptional living environment, with its beaches, restaurants and elegant boutiques. In addition, the area offers good rental profitability for a safe investment.

General informations :

Well condominium

340 000 € fees included

