

249 000 €

**Buying apartment**

**Surface : 49 m<sup>2</sup>**

**Surface of the living : 21 m<sup>2</sup>**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Features :**

Lift, Double Glazing, Secured residence, Calm, air conditioning, residential, Electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

31/10/2024 - Prix T.T.C



### Apartment 1498 Juan-les-Pins

Located in a secure residence in the heart of Juan-les-Pins, this 49.57 m<sup>2</sup> apartment on the top floor will seduce you with its brightness, its layout and its unobstructed view. With a western exposure, enjoy the sun all day long and a beautiful 11.03 m<sup>2</sup> terrace, ideal for relaxing or entertaining. Upon entering, discover a spacious living room of 21.62 m<sup>2</sup> offering a pleasant and friendly living environment. The kitchen, independent and fitted, is ready to use, perfect for preparing your meals in peace. The apartment also has a bedroom and a bathroom, ensuring all the necessary bright comfort. For your well-being, this apartment is equipped with air conditioning, double glazing, and is located in a residence with elevator for easy access. You also benefit from a parking space, a real asset in this sought-after area. With a neat interior condition and modern equipment, this property is ready to welcome you without work. Its location close to beaches and shops makes it an ideal choice for a main residence, a pied-à-terre or a rental investment.

General informations :

Annual current expenses 1 836 €

