

485 000 €

**Buying apartment**

**3 rooms**

**Surface : 78 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 1966**

**Exposition : Sud**

**View : Jardin**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, residential, Electric shutters,  
Climatisé

2 bedrooms

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

04/04/2025 - Prix T.T.C



### Apartment 1017 Juan-les-Pins

Magnificent 3-room apartment is for sale in the seaside district of Juan-les-Pins. Located on the 1st floor, this bright 78 m<sup>2</sup> property offers a spacious 30 m<sup>2</sup> living room facing south and opening onto a 12 m<sup>2</sup> terrace, two bedrooms, a bathroom, a toilet and a cellar. You will be seduced by the garden view and the residential calm of the environment. The American kitchen is fully equipped. The equipment is complete: elevator, double glazing, secure residence, electric shutters and air conditioning. Hot water and heating are collective. The interior condition of the apartment and the building, dating from 1966, is good. The luxury residential building has 4 floors. This ideal living space perfectly combines modernity, comfort and tranquility. Do not hesitate to contact us for more information on this exceptional property. Buying a 3-room apartment in 06160 Juan-les-Pins means choosing to invest in an exceptional living environment. This residential town on the French Riviera offers a remarkable quality of life thanks to its Mediterranean climate, fine sandy beaches, and numerous parks and gardens. The real estate here is diverse and high-quality, with modern and well-equipped apartments. Furthermore, the town benefits from economic attractiveness with the presence of

