



770 000 €

**Buying apartment**

**3 rooms**

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

**Surface of the living : 38 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : bourgeois**

**Building condition : Ravalement fait**

**Features :**

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, pool

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel

28/04/2024 - Prix T.T.C



## Apartment Juan-les-Pins

Located in the prestigious district of Saramartel in Juan-les-Pins, this 3-room apartment is a real opportunity not to be missed. Nestled on the ground floor of a residence built in 1984 and in a 2.5 hectare park, this property has an area of 78 m<sup>2</sup>, as well as a 25 m<sup>2</sup> terrace and a pleasant garden with seen. The interior, in good condition, is made up of a spacious living room of 38 m<sup>2</sup>, an equipped open-plan kitchen and two bright bedrooms. You will also have a bathroom, a shower room and two toilets. For your comfort, the apartment offers quality services such as double glazed windows, armored door, a swimming pool 2 tennis courts. In addition, you will benefit from two cellars for more storage and a large garage for parking. Do not wait to visit this haven of peace in the heart of Juan-les-Pins.

Fees and charges :

Annual current expenses 4 200 €

Well condominium

770 000 € fees included

