



460 000 €

**Buying apartment**

**3 rooms**

**Surface : 67 m<sup>2</sup>**

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

**Year of construction : 2012**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : Très Bon**

**Features :**

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

2 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : B**

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

Document non contractuel

02/05/2025 - Prix T.T.C



## Apartment Juan-les-Pins

Ideally located in the Parc Pauline district in Juan-les-Pins, we offer you a superb 3-room apartment for seasonal rental. With a surface area of 70 m<sup>2</sup>, its layout includes a living room of 30 m<sup>2</sup>, 2 bedrooms, 1 bathroom, 1 shower room and 2 toilets. The kitchen is American style and fully equipped. The apartment is located on the 5th floor of a 6-story residential building. The services are of high standard with a secure residence, an elevator, calm, armored door. A plus, the 30 m<sup>2</sup> terrace to fully enjoy your sunny days. The apartment is in excellent interior condition and has reversible air conditioning. Parc Pauline is located in Juan-les-Pins, a lovely locality. This public park offers a pleasant place where residents and tourists like to relax with family or friends. The park's sturdy trees and crisp air provide a cool refuge from the summer heat. In addition, Pauline Park offers a play area for children and well-designed trails for jogging or walking enthusiasts.

**Fees and charges :**

Annual current expenses 2 244 €

Well condominium

35 lots in the condominium 460 000 € fees included

