



Tél. 04 93 67 26 26 www.immo2000.com info@immo2000.com

## 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 w ater : Individuelle électrique Inner condition : excellent Standing : residential Building condition : Trés Bon

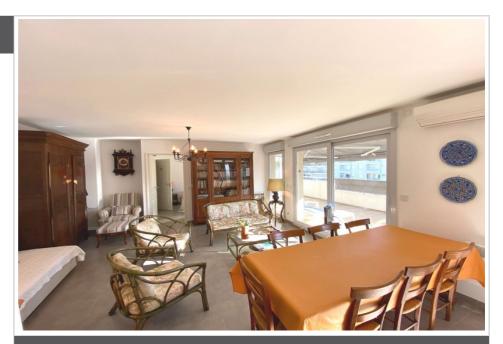
## Features :

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

2 bedroom 1 bathroom 1 show er 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





L'IMMO 2000 - 113 boulevard Président Wilson - 06160 Juan-les-Pins Tél. +33 (0)4 93 67 26 26 - info@immo2000.com - www.immo2000.com RCS Antibes B 399 762 947 - Garantie financière : Q.B.E. 110 000 € - Document non contractuel