

**Price on request**

**Contact agency**

**Terrazur Immobilier**

11, avenue Chalmette

06220 Golfe-Juan

+33 (0)4 93 63 53 23 / info@terrazurimmo.com

**For sale duplex**

**Surface : 50 m²**

**Year of construction : 1997**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, gated, residential

1 bedroom

1 shower

1 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

19/12/2025 - Prix T.T.C



### Duplex 1005 Golfe-Juan

Ref. 052054- Golfe Juan adorable and atypical 2-room duplex apartment rental investment 8-9% or ideal first purchase, with a surface area of 50 m² (law, Carrez), on the first and last floor of a beautiful turn-of-the-century condominium. In perfect condition, this apartment consists of an entrance with large dressing room, separate toilet, a beautiful living room with integrated kitchen, facing south/west, a cathedral ceiling optimizes the volume of this room. A staircase will take you upstairs where you can discover a bedroom and a complete bathroom, all bathed in light thanks to several windows. Located close to the beaches and the city center, you can do everything on foot without forgetting your vehicle. For more information, call: Rosa 06.98.41.55.13

**Fees and charges :**

Annual current expenses 1 320 €

Well condominium

10 lots in the condominium

