

**Price on request**

**Contact agency**

**M&C International**

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**For sale apartment**

**2 rooms**

**Surface : 37 m²**

**Surface of the living : 17 m²**

**Year of construction : 1989**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Building condition : GOOD**

**Features :**

lift, double glazing, digicode

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

11/10/2025 - Prix T.T.C



### Apartment 2370 Juan-les-Pins

**\*\*Real estate opportunity to seize in the attractive town of Juan-les-Pins!\*\*** For sale, a two-room apartment with a total area of 37 m², located on the 4th floor of a well-maintained building, constructed in 1989. The five-story building features amenities such as an elevator, automatic garage doors, and a coded entry system with Vigik for your security. The apartment is south-west facing through the living room, offering a city view from its 8 m² terrace. The 17 m² living area opens onto a fully equipped open-plan kitchen. The property also includes a bedroom with a window and a closet facing northeast, a bathroom, and a separate toilet. Double glazing. Individual electric heating and electric hot water. The interior condition of the property needs refreshing, giving you the chance to customize it to your taste. It can also be sold with the furniture. In addition to these advantages, the apartment comes with a parking space, a significant asset in this neighborhood, and is just a 5-minute walk from the sea. Juan-les-Pins offers many benefits: a prime location on the French Riviera, between Cannes and Nice. It provides an exceptional living environment with its fine sandy beaches and Mediterranean climate. Local amenities are diverse (restaurants, shops, public transport), making daily life convenient and enjoyable.

**Fees and charges :**

Annual current expenses 1,280 €

