

## 239 000 €

## Contact agency Lavernhe Immobilier

117 Boulevard du Président Wilson 06160 Juan-les-Pins 04 93 61 95 55 / contact@lavernhe.immo

For sale apartment

2 rooms

Surface: 37 m<sup>2</sup>

Year of construction: 1991

Exposition : Sud View : Citadine

Inner condition: renovated

## Features:

lift, double glazing, gated, electric shutters

1 bedroom

1 terrace

1 show er

1 WC

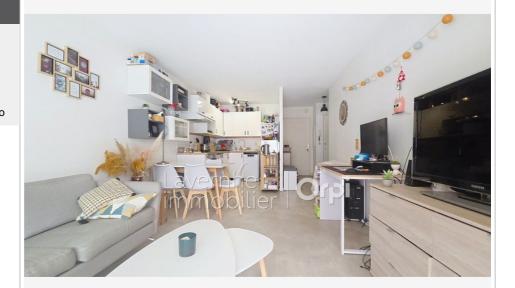
1 parking

1 cellar

Energy class (dpe): C

Emission of greenhouse gases (ges): A

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## Apartment 2980 Juan-les-Pins

In a secure and very well-maintained residence in the center of Juan Les Pins, we offer you this charming, recently renovated 2-room apartment. On the 3rd floor, you will enjoy a fully equipped kitchen opening onto a beautiful living room opening onto a large  $11m^2$  terrace facing due south. You will benefit from a bedroom with closets that also opens onto the terrace. The apartment also has a bathroom renovated in 2022 and a toilet. This property, which requires no work, is sold with a cellar and private underground parking... essential in Juan les Pins! You will be 2 minutes from the beaches and restaurants... to visit quickly!

Fees and charges:

Annual current expenses 1 020 €

Well condominium

77 lots in the condominium 239 000  $\ensuremath{\in}$  agency fees 5,00% à the responsibility of the buyer included





