

345 000 €

Contact agency  
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For sale apartment

2 rooms

Surface : 55 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Year of construction : 1985

Exposition : Sud nord

View : Mer panoramique

Hot water : Collective

Inner condition : to modernize

Standing : residential

Building condition : GOOD

Features :

lift, gated, CALM, residential

1 bedroom

2 terraces

1 bathroom

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

20/05/2024 - Prix T.T.C



## Apartment 939 Juan-les-Pins

Juan-les-Pins (06160), TO SEIZE! RETURN TO SALE for this 2-room apartment of 55m<sup>2</sup> with panoramic sea views, 2 terraces and closed garage. Spacious apartment on the 7th and top floor of a good quality, guarded residence in Juan-les-Pins. It is crossing and offers a panoramic view of the sea on the south side allowing you to admire the magnificent sunsets over the Mediterranean and also benefits from a large terrace on the north side. It is just 200 meters from the beaches of Juan-les-Pins, with transport and shops in the immediate vicinity. A large closed garage in the basement is sold with the apartment, thus ensuring a secure parking space. Updating work to be planned. Possibility of transforming it into 3 rooms. Main Features : \* surface area of approximately 55m<sup>2</sup>, offering generous living space \* crossing, with south and north exposure for optimal brightness \* 7th and top floor, offering breathtaking sea views \* 2 large terraces \* possibility of transforming into 3 rooms according to your desires and needs \* updating work to be planned \* waterproofing of the roof of the residence recently redone this year \* closed basement garage included for secure parking The proximity of the beaches of Juan-les-Pins, just 200 meters away, will allow you to fully enjoy the pleasures of the sea and water activities. Public transport is easily accessible. In addition, you will find shops in the immediate vicinity to meet all your daily needs. The renovation work offers you the opportunity to personalize the

