

**Price on request**

**Contact agency**

**AB Immobilier Master**

15 Avenue Gazan

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**For sale apartment**

**3 rooms**

**Surface : 52 m<sup>2</sup>**

**Surface of the living : 15 m<sup>2</sup>**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : a refresh**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, AIR CONDITIONING, Option garage de plain pied, cellar, 3e étage, last floor

2 bedroom

1 bathroom

1 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



## Apartment 25/2255 Antibes

Halfway between the town centers of Antibes and Juan-les-Pins, a pleasant 2-bedroom apartment of 52 m<sup>2</sup> located on a floor served by an elevator. It features an entrance with a closet, a bright living room opening onto a balcony, an independent equipped kitchen, two bedrooms with built-in storage, a bathroom, and a separate toilet. Its location offers quick access to shops, schools, transport, and beaches.

Facade refurbishment completed in 2021, double glazing, reversible air conditioning, central heating, elevator. Sold with a cellar. Possibility to acquire a ground-level garage of about 19 m<sup>2</sup> at extra cost. Information on the risks this property is exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**Fees and charges :**

Annual current expenses 2 028 €

Well condominium

