

**459 000 €**

**Contact agency**

**Lavernhe Immobilier**

117 Boulevard du Président Wilson

06160 Juan-les-Pins

04 93 61 95 55 / contact@lavernhe.immo

**For sale apartment**

**3 rooms**

**Surface : 80 m²**

**Year of construction : 1966**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, electric shutters

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

15/06/2025 - Prix T.T.C



## Apartment 2976 Antibes

We offer you this large 3-room apartment located in a highly sought-after and secure residence in Juan les Pins. You will enjoy an 80m² apartment, with a living room and a separate kitchen opening onto a large, overlooked west-facing terrace with a beautiful green view. Opposite, the 2 bedrooms are decorated with a beautiful east-facing balcony, also not overlooked. You will benefit from a shower room, a bathroom and 2 toilets. A closed garage and a cellar in the basement complete the comfort of this property. You will be in absolute peace and quiet while being 2 minutes from the shops and 4 minutes from the beaches of Juan Les Pins.

**Fees and charges :**

Annual current expenses 2 500 €

Well condominium

50 lots in the condominium 459 000 € agency fees 5,01% à the responsibility of the buyer included

