## 233 000 €

## Contact agency Chancel Immobilier

6, Boulevard Chancel 06600 Antibes +33(0)4 93 95 95 00 / info@chancelimmobilier.fr

For sale apartment

3 rooms

Surface: 64 m²

Surface of the living: 20 m<sup>2</sup>

Exposition : Sud View : Jardin

Hot water: Individuelle électrique Inner condition: to renovate Standing: improved plan Building condition: GOOD

Features : gated, CALM

2 bedroom

1 terrace

1 show er

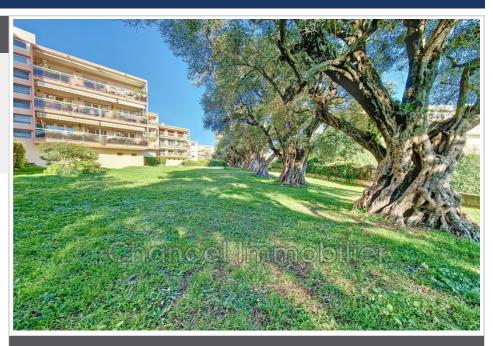
1 WC

1 parking

1 cellar

Energy class (dpe): F

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{C}}$ 



## Apartment 1511 Juan-les-Pins

Charming 3-room apartment to buy in the prestigious town of Juan-les-Pins. Its ground floor faces due south, offering a beautiful view of the garden, guaranteeing optimal brightness throughout the day. The surface area of  $64m^2$  includes, among other things, a spacious living room of  $20m^2$ , an independent kitchen and two bedrooms offering generous volumes, shower room with toilet. A notable outdoor space with its  $13m^2$  terrace inviting you to relax. Secure residence, improved plan. Completed by a parking lot, a cellar. Property to renovate offering many development possibilities. The building has only three floors, which promotes an intimate and peaceful atmosphere. Individual electric heating and hot water.

Fees and charges :

Annual current expenses 1 668 €

Well condominium

233 000 € fees included

Document non contractuel





