

## Price on request

### Contact agency

Lavernhe Immobilier

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### For sale apartment

3 rooms

Surface : 80 m<sup>2</sup>

Year of construction : 1946

Exposition : Est ouest

View : Aperçu mer

Hot water : Individuelle gaz

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

### Features :

lift, gated

2 bedroom

2 terraces

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

09/02/2026 - Prix T.T.C



## Apartment 3042 Juan-les-Pins

Just steps from the beaches and the lively heart of Juan-les-Pins, this spacious 80 m<sup>2</sup> apartment on the 2nd floor offers an ideal living environment combining comfort and convenience. Highlights: Large bright living area, perfect for entertaining. Separate kitchen, well-equipped, functional, and modern. Two comfortable bedrooms with storage. Bathroom + separate toilet. No renovations needed: excellent condition. Side sea view, perfect for enjoying the Mediterranean atmosphere. \*\*Prime location:\*\* Located right in the city center, just steps from the beaches, shops, restaurants, and public transport. Everything is within walking distance in one of Juan-les-Pins' most sought-after neighborhoods. \*\*Ideal for:\*\* Main residence, a pied-à-terre, or rental investment.

### Fees and charges :

Annual current expenses 2 700 €

Well condominium

26 lots in the condominium

