

**350 000 €**

**Contact agency**  
**Ciel Azur Immobilier**

2, rue Pierre Loti

06160 Juan-les-Pins

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**For sale apartment**

**3 rooms**

**Surface : 57 m²**

**Surface of the living : 17 m²**

**Year of construction : 1968**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, gated, residential

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

07/06/2025 - Prix T.T.C



### Apartment 1026 Juan-les-Pins

Nestled in the heart of the sought-after seaside district of Juan-les-Pins, this charming 3-room apartment is ideally located. On the 3rd floor of a 6-story residential building dating from 1968, its living space is 57m² and includes a 6m² terrace. Benefiting from a southwest exposure, the apartment offers a breathtaking view of the sea. It includes 2 bedrooms, 1 bathroom, 1 toilet, and a separate equipped kitchen. The interior condition is good, as is the condition of the building. It benefits from the following amenities: elevator, secure residence, and residential standing. Hot water and heating are provided collectively. This is an opportunity to live by the sea while enjoying the comfort of city life. The apartment is rented furnished until 11/31/2025. The Pont du Lys area of 06160 Juan-les-Pins is famous for its fine sandy beaches lined with pine and palm trees, ideal for relaxing under the southern sun.

Fees and charges :

Annual current expenses 3 852 €

Well condominium

350 000 € fees included

