

**1 007 000 €**

**Contact agency**

**Lecuyer Riviera**

104 Avenue de la Liberté

06220 Golfe-Juan

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**For sale apartment**

**4 rooms**

**Surface : 146 m²**

**Surface of the living : 41 m²**

**Year of construction : 1975**

**Exposition : Sud est**

**View : Mer**

**Hot water : Individuelle gaz**

**Inner condition : a refresh**

**Standing : bourgeois**

**Building condition : Cleaning is**

**Features :**

lift, double glazing, gated, GYM, electric blinds, electric shutters, POOL

3 bedroom

2 terraces

2 bathrooms

3 WC

2 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

14/06/2025 - Prix T.T.C



### Apartment 51365 Golfe-Juan

**4-ROOM DUPLEX WITH SEA VIEW** Discover this magnificent 4-room duplex apartment offering a breathtaking sea view and benefiting from a full southern exposure. The apartment has a private elevator, ensuring easy access to all levels. This is a major advantage for people with reduced mobility or for transporting heavy objects. Nestled in a small, intimate co-ownership of only 3 main lots, this residence offers you an exceptional living environment with: Maintained landscaped gardens, swimming pool for moments of relaxation, equipped gym with sauna. The location is particularly sought after for its proximity to amenities, beaches and public transport. Facade in good condition. Double box included in the sale as well as a large cellar.

**Fees and charges :**

Annual current expenses 7 800 €

Well condominium

3 lots in the condominium 1 007 000 € fees included

