

**525 000 €**

**Contact agency**

**L'IMMO 2000**

113 boulevard Président Wilson

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**For sale apartment**

**4 rooms**

**Surface : 85 m²**

**Surface of the living : 25 m²**

**Year of construction : 1979**

**Exposition : Est ouest**

**View : Aperçu mer**

**Hot water : Individuelle gaz**

**Inner condition : to modernize**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, residential, fibre optique, unobstructed view, Close to shops

3 bedroom

2 terraces

2 showers

1 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

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



### Apartment Juan-les-Pins

Ideally located in the quiet Rostagne neighborhood of Juan-les-Pins, a magnificent 4-room apartment awaits you. The spacious 85m² apartment, equipped with a separate kitchen, offers breathtaking sea views and two beautiful terraces totaling 19m². Sunny thanks to its east and west orientation, the apartment is on the 4th floor of a luxury residential building erected in 1979, in very good condition and with an elevator. Complete with a parking space and a cellar, this apartment also includes 3 bedrooms, 2 shower rooms, and 1 toilet. Ideal for a peaceful and secure residential life, it offers amenities such as double glazing, a secure residence, proximity to shops, fiber optics, and an unobstructed view. The interior deserves a touch of modernization to match your tastes. Individual heating, reversible air conditioning, and individual gas hot water. A must-see! The Rostagne area is nestled in the heart of the Côte d'Azur capital, Juan-les-Pins, an exuberant city on the French Riviera. This residential area, far from the hustle and bustle of the city center, offers peace and quiet while remaining close to shops.

**Fees and charges :**

Annual current expenses 1 920 €

Well condominium

60 lots in the condominium 525 000 € fees included

