

## Price on request

**Contact agency**

**BRUN Immobilier**

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### For sale apartment

**1 room**

**Surface : 32 m²**

**Surface of the living : 12 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Citadine**

**Hot water : Collective**

**Inner condition : to modernize**

**Standing : residential**

**Building condition : GOOD**

### Features :

lift, double glazing, gated, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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



## Apartment 6107 Juan-les-Pins

Close to the beaches and the center of Juan les Pins, let yourself be charmed by this lovely 32 m² studio. Located on the 4th floor of a well-maintained residential building, built in 1975, this apartment benefits from excellent southern exposure with a city view. It features a 12 m² living room opening onto a 9 m² terrace, an open-plan kitchen, and a separate sleeping area—perfect for enjoying the sunny days or as a rental investment. Hot water and heating are communal, and the property includes an elevator, double-glazed windows, a secure residence, underground parking, and a cellar. Renovations are needed to customize the space to your taste. Treat yourself to a high quality of life by investing in this apartment.

**Fees and charges :**

Annual current expenses 1 440 €

Well condominium

138 lots in the condominium

Document non contractuel

