



249 000 €

For sale apartment

2 rooms

Surface : 45 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Year of construction : 1967

Exposition : Ouest

View : Citadine

Hot water : Individuelle gaz

Inner condition : a refresh

Standing : residential

Building condition : good

Features :

lift, gated, calm, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

#### Legal information

249 000 € fees included

6,87% VAT of fees paid by the buyer (233 000 € without fees), well condominium (80 lots in the condominium), annual current expenses 1 500 € (125 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 5508 Juan-les-Pins

In the popular Antibes Les Pins district, come and discover a charming type 2 apartment. With a surface area of 45 m<sup>2</sup>, this property stands out for its large 47m<sup>2</sup> terrace. The apartment is located on the 1st floor of a residential building dating from 1967 and well maintained. The apartment faces west and offers city views. The kitchen is equipped and the heating and hot water are supplied by gas individually. The interior condition of the apartment requires some refreshments to personalize it to your taste. The building offers an elevator, secure parking and a quiet residential setting. In addition, you will benefit from a dedicated parking space and a cellar. Antibes Les Pins is a dynamic district of the city of Juan-les-Pins, located in the Alpes-Maritimes department. This sector is the ideal mix between urban life and marine relaxation thanks to its proximity to the Mediterranean coastline. The neighborhood is renowned for its numerous...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 700 and 1000 € (reference year 2023)  
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