



308 000 €

For sale apartment

2 rooms

Surface : 54 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Year of construction : 1972

Exposition : Est

View : Panorama urbain

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, residential,  
electric blinds, electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

#### Legal information

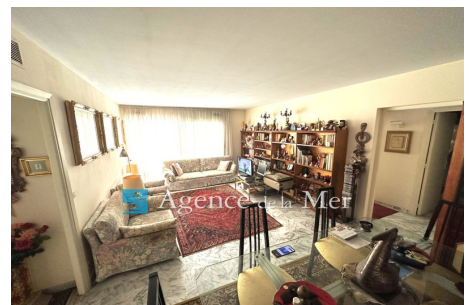
308 000 € fees included

6,21% VAT of fees paid by the buyer  
(290 000 € without fees), well  
condominium (85 lots in the condominium),  
annual current expenses 1 740 €  
(145 € 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 5502 Juan-les-Pins

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 860 and 1220 € (reference year 2023)  
Document non contractuel - 19/05/2024



Agence de la Mer - 35, avenue Amiral Courbet - 06160 Juan-les-Pins

Tél. +33 (0)4 93 61 28 24 - Fax. +33 (0)4 93 67 68 42 - [info@agencedelamer.com](mailto:info@agencedelamer.com)

Carte professionnelle n°319 805 388 (Délivrée par la CCI Nice Côte d'Azur) - RCS ANTIBES B 319 805 38

Code NAF 703 A - SIRET 319 805 388 00018 - Document non contractuel