



195 000 €

**Buying apartment**

**2 rooms**

**Surface : 41 m<sup>2</sup>**

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

**Year of construction : 1964**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, armored door,  
residential, electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

**Legal information**

195 000 €

Fees paid by the owner, well condominium,  
annual current expenses 1 872 €  
(156 € 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 976 Juan-les-Pins

Welcome to this magnificent 2-room apartment located on a high floor, offering breathtaking views of the Mediterranean Sea. With a total surface area of 42 m<sup>2</sup>, this apartment also has a spacious 12 m<sup>2</sup> terrace, perfect for enjoying the sunsets over the Côte d'Azur. Main Features : Type: 2-room apartment Area: 42 m<sup>2</sup> Terrace: 12 m<sup>2</sup> Sea view Location: Juan-les-Pins, French Riviera This apartment includes a bright living room, a comfortable bedroom, an equipped kitchen, a toilet and a bathroom. The living space is ideal for relaxing while admiring the sea from the terrace. The modern kitchen is fully equipped to meet all your needs. Additional benefits: Currently rented with a reliable tenant, offering an investment opportunity with immediate rental income. The apartment is sold with guarantees against unpaid rent, giving you peace of mind as an investor. If you dream of a seaside life on the French Riviera, this apartment is the perfect...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : F  
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