



# CIEL AZUR IMMOBILIER

L'IMMOBILIER SUR LA CÔTE D'AZUR - VENTE - LOCATIONS

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MLS CÔTE D'AZUR

170 000 €

**Buying apartment**

**2 rooms**

**Surface : 23 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Legal information**

170 000 €

Fees paid by the owner, well condominium,  
annual current expenses 1 200 €  
(100 € 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 1038 Juan-les-Pins

In a peaceful setting just 50 meters from the beach and shops, this beautiful residence invites you to discover a charming one-bedroom apartment. With an area of 25m², this property features a fully equipped kitchen, a bright living room with double-glazed windows and electric roller shutters opening onto an 8m² terrace offering a partial sea view. Finally, there is also a bedroom, a bathroom, and a separate toilet. Located on the first floor of a well-maintained building from the 1980s, the apartment enjoys a quiet and sunny environment. You will also benefit from a cellar, an elevator, and a secure residence. You have the option to purchase a spacious garage for €25,000 situated in a nearby residence. This living space combines comfort and tranquility, ideal for those seeking a peaceful setting just steps from the sea. The seaside district of Juan les Pins is a true haven of peace on the French Riviera. Life here is marked by strolls along...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 591 and 791 € (reference year 2023)  
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