



197 000 €

For sale duplex

Surface : 50 m²

Year of construction : 1997

View : Citadine

Hot water : Individuelle électrique

Inner condition : excellent

Standing : Residential

Building condition : good

Features :

Double Glazing, Secured residence,
Residential

1 bedroom

1 shower

1 WC

1 parking



Duplex 1005 Golfe-Juan

Ref. 052054- Golfe Juan adorable and atypical 2-room duplex apartment rental investment 8-9% or ideal first purchase, with a surface area of 50 m² (law, Carrez), on the first and last floor of a beautiful turn-of-the-century condominium In perfect condition, this apartment consists of an entrance with large dressing room, separate toilet, a beautiful living room with integrated kitchen, facing south/west, a cathedral ceiling optimizes the volume of this room. A staircase will take you upstairs where you can discover a bedroom and a complete bathroom, all bathed in light thanks to several windows. Located close to the beaches and the city center, you can do everything on foot without forgetting your vehicle. For more information, call: Rosa 06.98.41.55.13

Legal information

197 000 €

Fees paid by the owner, well condominium(10 lots in the condominium), annual current expenses 1 320 € (110 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B
Estimated annual energy between 880 and 1230 € (reference year 2021)
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