# TERRAZUR IMMOBILIER



## 04 93 63 53 23

### TERRAZURIMMO.COM

#### 270 000 €

For sale apartment

2 rooms

Surface: 46 m<sup>2</sup>

Exposition: Sud ouest

View: Jardin

Hot water : Individuelle électrique

Inner condition: excellent
Standing: Residential
Building condition: good

Features:

Lift, Double Glazing, Secured residence, Calm, Reinforced door, Residential, Volets

roulants, Air conditioning

- 1 bedroom
- 1 terrace
- 1 bathroom
- 1 WC
- 1 parking
- 1 cellar

#### Legal information

270 000 €

Fees paid by the owner, well condominium, annual current expenses 1 440  $\in$  (120  $\in$  monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



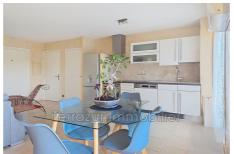
#### Apartment 1056 Golfe-Juan

Exclusive to Golfe Juan, discover this beautiful 2-room apartment of 45 m² with an optimized layout and in impeccable condition. Located in a charming building with only two floors, nestled in a quiet area yet just steps from the beaches, shops, and points of interest, Spacious living room/kitchen opening onto a 13 m² terrace with no overlooking neighbors, bedroom with built-in closet, large bathroom, separate WC. No wasted space, high-quality finishes. The property also includes a cellar and a private parking spot, a real advantage in this area. Highlights: Quiet and well-maintained residence Close to the sea, shops, and transportation No overlooking neighbors Excellent space layout Cellar + Parking included Perfect as a primary residence, second home, or investment. For more information or to schedule a visit, call: Rosa 06 98 41 55 13

Energy class (dpe): D - Emission of greenhouse gases (ges): B
Estimated annual energy between 730 and 1050 € (reference year 2024)

Document non contractuel - 30/08/2025







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