



270 000 €

**For sale apartment**

**2 rooms**

**Surface : 46 m²**

**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 €  
(120 € 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 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)  
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