



249 000 €

For sale apartment

2 rooms

Surface : 45 m<sup>2</sup>

Year of construction : 1990

Exposition : Est

Hot water : Individuelle électrique

Inner condition : good

Standing : Residential

Building condition : good

Features :

Lift, Double Glazing, Secured residence,  
Calm, Residential, Electric shutters, Pool,  
Air conditioning

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

#### Legal information

249 000 €

Fees paid by the owner, well  
condominium (40 lots in the condominium),  
annual current expenses 1 680 €  
(140 € 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 2025129 Juan-les-Pins

Discover this magnificent apartment in Juan-les-Pins West, a true gem, in a small, high-quality residence with a swimming pool. With a surface area of 45 m<sup>2</sup>, it opens onto a large 14 m<sup>2</sup> terrace and a private 40 m<sup>2</sup> garden, allowing you to fully enjoy the sun and nature. This beautiful apartment offers all the comforts you could dream of. Its peaceful setting, close to shops and beaches within walking distance, makes it an ideal place to live to the fullest on the French Riviera. Additionally, you benefit from secure outdoor parking and a cellar for additional storage. Don't miss this unique opportunity to acquire a property combining comfort, tranquility, and proximity to all amenities. For more information or a viewing, call: Rosa 06 98 41 55 13

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
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Terrazur Immobilier - 11, avenue Chalmette - 06220 Golfe-Juan  
Tél: +33 (0)4 93 63 53 23 - Fax: +33 (0)4 93 63 11 26 - [info@terrazurimmo.com](mailto:info@terrazurimmo.com)