

## Tél. 04 83 88 33 83

www.villa-urbana.immo JUAN-LES-PINS | CAP D'ANTIBES | ANTIBES | GOLFE-JUAN

## 169 500 €

For sale apartment 1 room Surface : 29 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup> Year of construction : 1975 Exposition : Est View : Aperçu mer Hot w ater : Collective Inner condition : a refresh Standing : residential Building condition : good

Features : lift, gated, residential

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1 terrace

1 bathroom

1 WC



## Apartment 46 Juan-les-Pins

Ideal pied-à-terre or rental investment, close to the sandy beaches, come and discover this beautiful studio upstairs, with a deep  $15m^2$  terrace. It consists of a living room and a separate kitchen where each room has direct access to the terrace. Serte this property is still under the reflections of the 70s, but it will quickly find all its potential and all its charm with a contemporary renovation. It is possible to negotiate with this property a garage in the first basement of the residence for a value of €29,000.

Fees and charges : Annual current expenses 1 560 € Well condominium 169 500 € fees included



Villa Urbana - 36, avenue de l'Estérel, rond point Saint Honorât - 06160 Juan-les-Pins Tél. +33 (0)4 83 88 33 83 - info@villa-urbana.immo - www.villa-urbana.immo RCS Antibes B 897 549 069 - Document non contractuel - Barème de prix disponible sur notre site internet