

JUAN LES PINS, TWO BEDROOM APARTMENT AT ONLY FEW MINUTES FROM THE BEACH

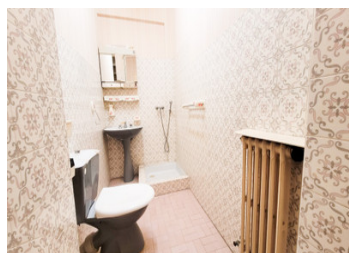


INFORMATION

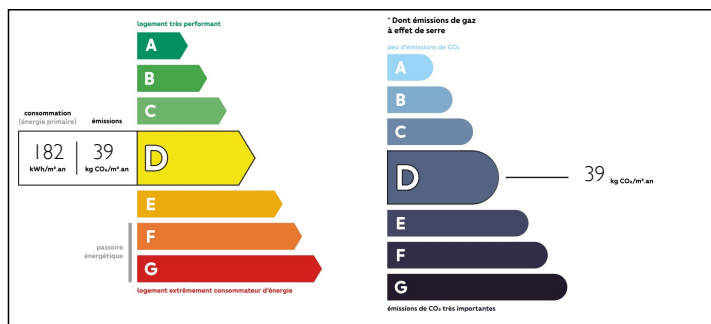
Town:	Antibes
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	82 m2
Outside Space:	27 m2

IN BRIEF

OFFER ACCEPTED In a popular area and in a quiet and secure residence, this star layout with beautiful surfaces typical of the 70s, has many assets to seduce you. In addition to its beautiful volumes, the apartment receives the glow of the first rays of sunshine with an exposure in EAST and that of the setting sun in West which illuminates the vast living room and its terrace of 20 m² with an unobstructed view of the park. A large independent kitchen also overlooks the terrace and can open onto the living room to give even more grandeur to the living space. There are two large bedrooms and a bathroom overlooking a beautiful exterior of 10 m² on the east façade and in addition to the many storage, we also benefit from a second water point with shower and toilet. The condominium fees amount to € 260 / month with collective heating and maintenance...

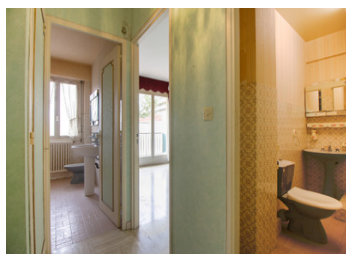
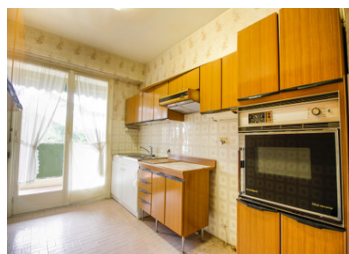


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

*** OFFER ACCEPTED ***

JUAN LES PINS, 2 BEDROOM APARTMENT OF 82 m² IN SECURED RESIDENCE AT ONLY 5 MINUTES WALK FROM THE BEACHES.

In a popular area and in a quiet and secure residence, this star layout with beautiful surfaces typical of the 70s, has many assets to seduce you.

In addition to its beautiful volumes, the apartment receives the glow of the first rays of sunshine with an exposure in EAST and that of the setting sun in West which illuminates the vast living room and its terrace of 20 m² with an unobstructed view of the park.

A large independent kitchen also overlooks the terrace and can open onto the living room to give even more grandeur to the living space.

There are two large bedrooms and a bathroom overlooking a beautiful exterior of 10 m² on the east façade and in addition to the many storage, we also benefit from a second water point with shower and toilet.

The condominium fees amount to € 260 / month with collective heating and maintenance of the park. A large cellar and a closed garage complete this property.

Work to be planned in order to update the standing to nowadays norms.

Public transport bus, train station, shops, schools and high school just a few minutes walk. The A8 motorway is 5 km away.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>