



190 000 €

Buying apartment

1 room

Surface : 32 m²

Surface of the living : 15 m²

Year of construction : 1978

Exposition : Est

View : Citadine

Hot water : Collective

Inner condition : to modernize

Standing : Résidentiel

Building condition : good

Features :

Ascenseur, Résidence sécurisée, calm,
Porte blindée, Résidentiel, Volets roulants
électriques

1 bathroom

1 WC

1 parking

1 cellar

Legal information

190 000 € fees included

4,40% VAT of fees paid by the buyer
(182 000 € without fees), well
condominium, annual current expenses
1 500 € (125 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Apartment 8 Juan-les-Pins

Just a few steps from the beaches of Juan-les-Pins, discover this **32 m² studio** offering great potential for modernization, featuring a sleeping area. Located on the 1st floor with elevator in a well-maintained residence, it enjoys an East-facing aspect and a small balcony. The apartment consists of a living room of **15 m²**, a separate equipped kitchen, a bathroom, and a separate toilet. The living area is air-conditioned. Heating and hot water are communal. For added comfort and security, the property is equipped with a reinforced door and electric roller shutters. A private parking space and a cellar complete this apartment. A sought-after location, just steps from the beaches and amenities, ideal for a pied-à-terre, first-time purchase, or rental investment.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 920 and 1102 € (reference year 2021.2022.2023)
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Deschamps Immobilier - 9 Boulevard Albert 1er - 06600 Antibes

T. +33 (0)6 10 61 82 72 - info@deschamps.immo - www.deschamps.immo

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