



270 500 €

For sale apartment

Surface : 46 m<sup>2</sup>

Year of construction : 1985

Exposition : Sud est

View : Jardin

Hot water : Individuelle

Inner condition : excellent

Building condition : good

Features :

Double Glazing, Secured residence, Calm,

Reinforced door, Residential, Electric

blinds, Electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

#### Legal information

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Fees paid by the owner, well condominium,  
annual current expenses 1 332 €  
(111 € 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 Golfe-Juan

Lovely 46 m<sup>2</sup> apartment, located in the heart of the city center in Golfe-Juan. Benefiting from a South-East exposure, this accommodation offers a magnificent view of an enchanting garden. You will enjoy an attractive 48 m<sup>2</sup> terrace, offering you a dream outdoor space for your moments of relaxation. Tastefully arranged, the apartment is located on the garden level of a well-maintained three-story building, dating from 1985. The interior is in excellent condition and includes a bedroom, a shower room and a toilet. In addition, you will have an equipped American kitchen, individual electric heating and individual hot water. For your comfort, the apartment is equipped with double glazing, an armored door, electric blinds and air conditioning. Secure residence, this property also offers a parking space and a cellar. Rare properties for sale, in a quiet and sought-after residential setting.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 730 and 1050 € (reference year 2023)  
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