## 315 000 €

For sale apartment

2 rooms

**Surface :** 36 m²

**Surface of the living :** 17 m²

**Year of construction :** 1970

**Exposition :** Sud

**View :** mer

**Hot water :** Individuelle électrique

**Inner condition :** excellent

**Standing :** Front de mer

**Building condition :** good

**Features :**

Lift, Double Glazing, Secured residence, Residential, Air conditioning

1 bedroom

1 terrace

1 shower

1 WC

1 garage

### Legal information

315 000 € fees included
5,00% VAT of fees paid by the buyer (300 000 € without fees), well condominium, annual current expenses 1 200 € (100 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



## Apartment 1022 Golfe-Juan

Located in a seaside area of Golfe-Juan, this charming one-bedroom apartment offers everything you are looking for. With a surface area of 36 m², it is on the 2nd floor of a luxury building on the seafront, built in 1970 and well maintained. The apartment benefits from a southern exposure with a breathtaking view of the sea. It has a bedroom, a bathroom, a toilet and an 8 m² terrace to enjoy the good weather. The 17 m² living room has a fitted American kitchen. The amenities include individual heating by reversible air conditioning, individual electric hot water and double glazing. Very well maintained, the interior of the apartment is in excellent condition. In addition, the building has assets such as the elevator, the secure and residential residence. An opportunity to seize! Real estate in 06220 Golfe-Juan has many advantages for buying a 2-room apartment. Located on the Côte d'Azur, this city benefits from an exceptional natural setting...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 406 and 550 € (reference year 2021)
Document non contractuel - 22/12/2024