TERRAZUR IMMOBILIER



04 93 63 53 23 TERRAZURIMMO.COM

197 000 €

For sale duplex Surface : 50 m² Year of construction : 1997 View : Citadine Hot w ater : Individuelle électrique Inner condition : excellent Standing : Residential Building condition : good Features : Double Glazing, Secured residence, Residential

1 bedroom

1 show er

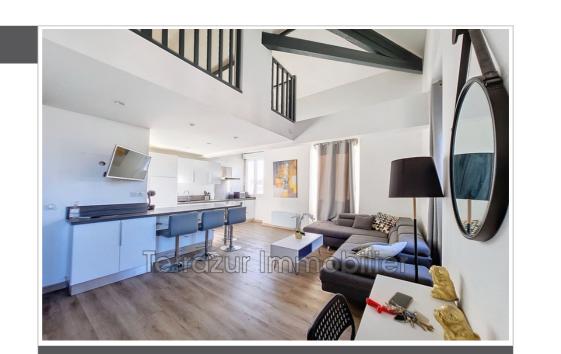
1 WC

1 parking

Legal information 197 000 €

Fees paid by the owner, well condominium(10 lots in the condominium), annual current expenses $1 320 \in (110 \in \text{monthly})$, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr





Duplex 1005 Golfe-Juan

Ref. 052054- Golfe Juan adorable and atypical 2-room duplex apartment rental investment 8-9% or ideal first purchase, with a surface area of 50 m² (law, Carrez), on the first and last floor of a beautiful turn-of-the-century condominium In perfect condition, this apartment consists of an entrance with large dressing room, separate toilet, a beautiful living room with integrated kitchen, facing south/west, a cathedral ceiling optimizes the volume of this room. A staircase will take you upstairs where you can discover a bedroom and a complete bathroom, all bathed in light thanks to several windows. Located close to the beaches and the city center, you can do everything on foot without forgetting your vehicle. For more information, call: Rosa 06.98.41.55.13

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B Estimated annual energy between 880 and 1230 € (reference year 2021) Document non contractuel - 01/09/2024



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