



579 000 €

For sale ground garden

4 rooms

Surface : 127 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Year of construction : 1976

Exposition : Sud

View : Jardin

Hot water : Collective

Inner condition : A moderniser

Features :

Lift, Double Glazing, Secured residence,  
Calm, Residential, Stores manuels, Electric  
shutters, Air conditioning

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

Legal information

579 000 €

Fees paid by the owner, well  
condominium(200 lots in the  
condominium), annual current expenses  
3 656 € (305 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Ground garden 1025 Golfe-Juan

Golfe Juan rare opportunity on the market, this 4-room apartment of approximately 127 m<sup>2</sup>, combines the tranquility of a villa with the attractiveness of an ideal quiet location. This garden level with its private entrance via garage offers you unparalleled comfort. With these large windows on the garden terrace you will be seduced by its brightness. Located in a secure residence with caretaker, quiet area a few steps from the beaches, the port, train station and shops. Composed of: an incredible living room, kitchen with adjoining laundry room, three bedrooms and a dressing room, bathroom / shower room, two toilets, a cellar with direct access to the apartment. Great potential to personalize. For more information or visit call: celine R

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1314 and 1500 € (reference year 2021)  
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