

Juan les Pins - South facing one bedroom apartment with garden and garage



INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	30 m ²
Outside Space:	40 m ²



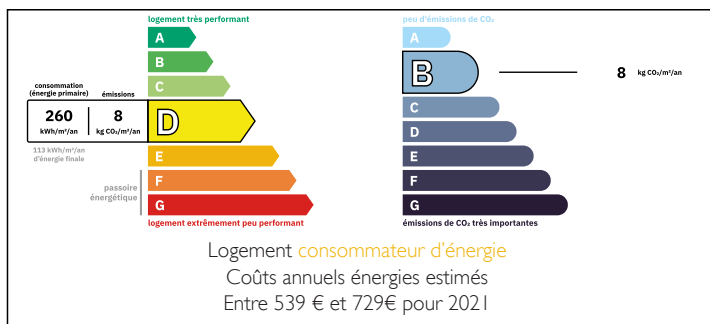
IN BRIEF

Lovely, bright one-bedroom apartment in a residential area of Juan les Pins and walking distance to the sandy beaches. It is a small residence with beautiful landscaped gardens built in 1998, completely calm and situated in a sought-after location.

All amenities are within walking distance (restaurants and cafés, bakery, tobacconist/newsagent, pharmacy, supermarket) 5 mins walk away.

There are buses within a 3-minute walk of the apartment - direct to Nice Côte d'Azur airport, Cannes, Antibes and Nice ville.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The apartment is composed of a living room with an open kitchen, a shower room with WC and a bedroom. The apartment is south-facing and opens onto a terrace of 13m² and a garden of approximately 42m² where you can enjoy the sunshine all day.

Air-conditioning in the living room.
The apartment is sold with an underground garage and cellar.

Surface areas :

Living room/Kitchen: 12.60 m²

Hallway: 1.49 m²

Shower room: 3.44 m²

Bedroom: 12.23 m²

Terrace: 13.01 m²

Tax foncière : €715

Annual charges : €1500

Co-owned building of 3 units

Provisional annual charges: 1500€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 714 EUR

Taxe habitation: EUR

NOTES