

Juan-les-Pins – Beautiful 2-bedroom garden apartment with parking, garage and cellar.

EXCLUSIVE



INFORMATION

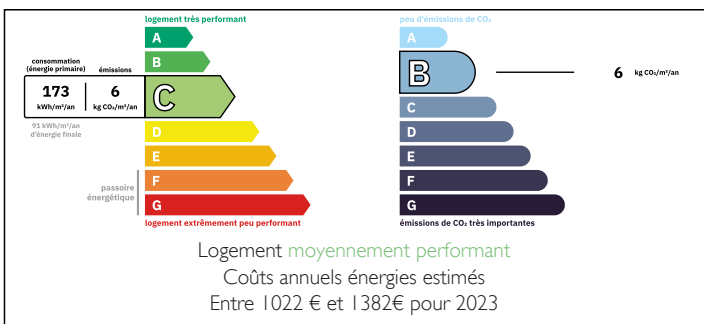
Town:	JUAN LES PINS
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	60 m ²
Outside Space:	85 m ²

IN BRIEF

Located in the highly sought-after Domaine Juan Flore residence in Juan-les-Pins, this elegant 2-bedroom, 2-bathroom apartment offers the perfect blend of comfort, privacy, and Mediterranean lifestyle — all within a secure, beautifully landscaped estate with swimming pool and just a short walk from the beach.

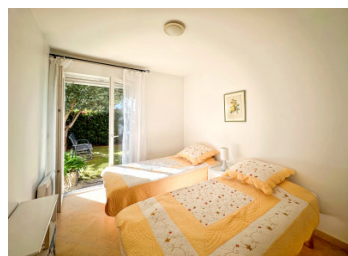
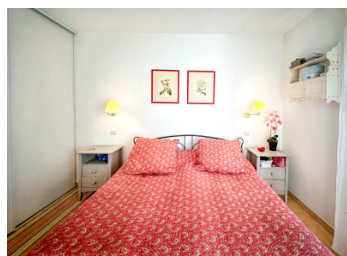
Whether you're looking for a holiday home, a primary residence, or a rental investment, this turnkey property offers all the advantages of the French Riviera lifestyle in a calm and secure environment.

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 spacious, light-filled living and dining area opens directly onto a beautifully maintained private garden, creating a seamless indoor-outdoor lifestyle.

The apartment comprises two comfortable bedrooms, one bathroom with toilet, and one shower room with toilet. Both bedrooms enjoy direct access to the garden, enhancing the sense of space and tranquillity.

With a west-facing orientation, the property is bathed in warm afternoon sunlight, making it ideal for those who appreciate natural light throughout the day.

The private garden of approximately 85 m² offers an idyllic setting for al fresco dining, relaxing with a book, or entertaining guests in total privacy.

A fully equipped kitchen ensures both everyday living and hosting are effortless, while ample built-in storage add to the property's comfort and functionality.

The property is sold with a private parking space, large underground garage and a cellar.

An opportunity not to be missed.

Co-owned building of 460 units
Provisional annual charges: 3500€

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

LOCAL TAXES

Taxe habitation: EUR

NOTES