

281 000 €

For sale apartment

3 rooms

Surface : 66 m²

Exposition : Sud est

View : Citadine

Hot water : Collective

Inner condition : good

Building condition : good

Features :

lift, double glazing, gated, calm

2 bedroom

1 shower

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

17/05/2024 - Prix T.T.C



Apartment 3963 Golfe-Juan

FAVORITE - Golfe-Juan - 3 rooms - Beach 3 min walk - Terrace - Balcony - Parking - Cellar - Crossing - Bright - 4th floor / 5 Heart of Golfe-Juan - Sea and Beaches in 3 minutes on foot. In the heart of the pretty village of Golfe-juan, you can stroll through the streets of this typical district of the south of France, and enjoy an exceptional living environment. Appreciable for the proximity to all shops, at the foot of the building and the beaches in just 3 minutes on foot. (Pharmacy, laboratory, doctor, nurse, Well-being and Yoga center...) If you want to do everything on foot, it's ideal! Leave your car in the private and secure parking lot of the condominium, and enjoy the town center, its small shops and or the port promenade with all these restaurants and bars just a 5-minute walk away. You want to travel between Menton and Marseille, the train station is a few hundred meters away on foot. Ideal for visiting the entire French Riviera, Monaco, Villefranche sur mer, Nice, Cannes to Saint Raphaël! You have a boat, or work on YACHTS, the location is ideal, since the famous Camille Rayon port, which is home to two marinas, specializing in luxury yachting, is just a 5-minute walk away. The apartment: Very beautiful 3 room apartment of 66m², like new and CROSSING



levator. Bright, 18m2 living room opening onto 2 bedrooms of more than 10m2 opening onto a pretty 10m2 balcony. Sea. ideal for teleworking hours! Large sink and toilet. A practical laundry area double glazing, air conditioning, rolling completely renovated with quality materials: air conditioning, double glazing and very good parquet flooring. A cave . A secure parking space. Close to all amenities, Sea, easy motorway access 10 min, Cannes (12 min Palais des Festivals) and Antibes (15 min Place de Gaulle), Sophia Antipolis 10 min. DPE C Charges 150€/month all included (cold hot water, heating) 11 920€ Information on the risks to which this property is exposed is available on the Georisks website. www.georisks.gouv.fr

Fees and charges :

Leader Immobilier - 10, Place De Gaulle, 06600 Antibes

Tél. +33 (0)4 93 34 23 01 - contact@leader-immobilier.com - www.leader-immobilier.com

RCS Antibes 434 423 794 - Code NAF 6831 Z - SIRET 434 423 794 00016 - Document non contractuel

Annual current expenses 2 400 €
Well condominium
281 000 € fees included