



Leader Immobilier

TRANSACTION • LOCATION • GESTION

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139 000 €

For sale apartment

1 room

Surface : 27 m²

Exposition : Nord

View : Citadine

Hot water : Collective

Inner condition : excellent

Standing : residential

Features :

lift, double glazing, gated, calm, air conditioning, residential, electric blinds, electric shutters

1 shower

1 WC



Apartment 4028 Golfe-Juan

Golfe-Juan – City center, close to all amenities (beaches, train station, and shops)
Charming studio apartment of 27 m² fully renovated, featuring a separate kitchen and a pleasant 4 m² loggia. Sold furnished, it is currently rented to a student (until the end of May) generating €680 all charges included/month, thus offering excellent returns. An opportunity not to be missed!

Legal information

139 000 € fees included

6,38% VAT of fees paid by the buyer

(130 660 € without fees), well

condominium, annual current expenses

1 440 € (120 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 356 and 482 € (reference year 2021)

Document non contractuel - 31/08/2025



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