

French Properties

ONLINE

€739 000

3 bedroom apartment
Surface : 82 m²
Surface of the living room: 30 m²
Terrace area: 39 m²
Exposition: southw est
View : garden
Kitchen: fitted kitchen
Hot water: Individual
Heating: individual air conditioning
Inner condition: excellent
Building condition: good

Features:

double glazing, beach w alk, calm, shops at
 w alking distance, lift, Not overview ed,
 pool, air conditioning

3 bedroom
 2 terraces
 2 show ers
 2 WC
 1 garage
 1 cellar

Energy class (dpe): C

Emission of greenhouse gases (ges): A

Document non contractuel
 26/04/2025 - Prix T.T.C



Apartment 770 Juan-les-Pins

JUAN LES PINS, JUAN FLORE, SEAFRONT LOCATION Just 25 meters from the beautiful beaches of Juan-les-Pins and close to all amenities, this stunning 4-room apartment offers a well-thought-out layout, high-end features, and is in excellent condition. Located in the highly sought-after Juan Flore residence, this prestigious estate features a swimming pool, a caretaker, and beautiful green spaces. Its strategic location, just a few steps from the center of Juan-les-Pins, will surely impress you. **Property Features:** • Spacious living/dining area (30m²) with a fully equipped open-plan kitchen, leading to a large, sun-filled southeast-facing terrace. • Three bedrooms (each over 10m²), all opening onto a second large southwest-facing terrace. • Two shower rooms, each with its own toilet. • Underground garage with direct elevator access. • Cellar for additional storage. • Air-conditioned for ultimate comfort. • Excellent rental potential for investment opportunities. **Amenities & Transport:** • Shops, supermarkets, bakeries, and restaurants within walking distance. • Easy access to Nice Airport via Juan-les-Pins train station or direct bus routes. • Direct public transport links to Antibes, Cannes, and Gêrle Juan. **Financial Information:** • Monthly charges: €307 • Property

