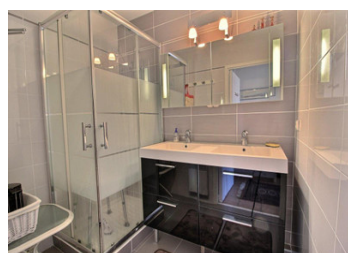


## Juan Les Pins - One Bedroom Apartment



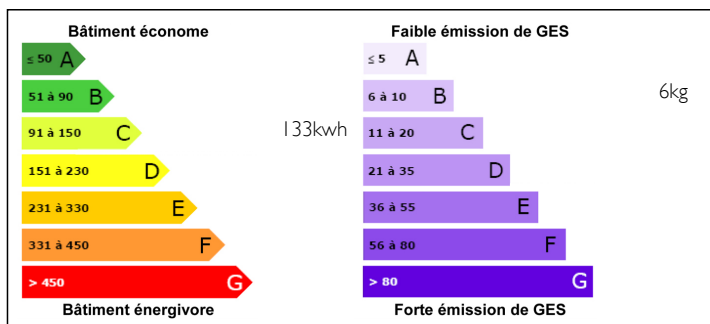
## INFORMATION

Town:	JUAN LES PINS
Department:	Alpes-Maritimes
Bed:	1
Bath:	0
Floor:	67 m2
Plot Size:	0 m2

## IN BRIEF

A very nice apartment, which has been transformed from two bedrooms to one bedroom. Great location, next to a park in the centre of Juan les Pins. The apartment has 2 balconies, one facing the park and the other facing south with a glimpse of the sea. The apartment consists of an entrance with cupboard, a spacious and bright living room with large windows and access to the south-facing terrace, with a small sea view, an equipped and furnished kitchen with access to the park view balcony, one bedroom, bathroom, and a WC. In the basement a cellar and a parking box. Management fees: €150 per month

## 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

A very nice apartment, which has been transformed from two bedrooms to one bedroom. Great location next to a park in the centre of Juan les Pins.

The apartment has 2 balconies, one facing the park and the other facing south with a glimpse of the sea. The apartment consists of: entrance with cupboard, spacious and bright living room with large windows and access to the south-facing terrace, with a small sea view, an equipped and furnished kitchen with access to the park view balcony, one bedroom, bathroom and a wc.

In the basement a cellar and a parking box.

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

## LOCAL TAXES

Taxe foncière: 1600 EUR

## NOTES