

**\*\* UNDER OFFER \*\*** Juan les Pins - One bedroom apartment, three minutes walk to the beach



## INFORMATION

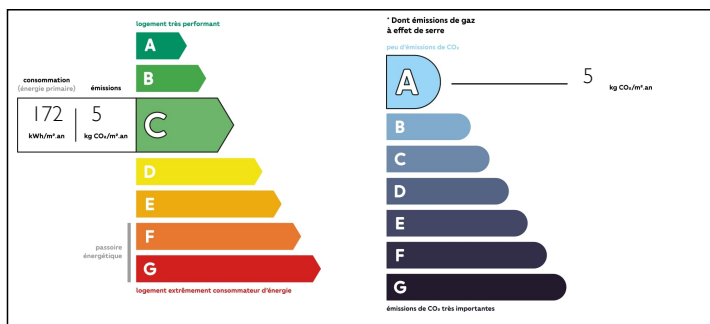
Town:	Antibes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	41 m2
Outside Space:	15 m2

## IN BRIEF

This one-bedroom apartment is on raised ground floor level and is composed of a fully equipped kitchen, a living room, a bedroom with wardrobes a shower room, and a separate toilet. All rooms give access to a lovely semi-covered terrace of 15m2. This apartment has a fantastic central location with all amenities on foot (beaches, shops, café, and restaurants ...) Lovely secure residence set in the beautiful Exflora park with a swimming pool. Ideal permanent or holiday residence and ready to move into. Buses to Cannes, Nice, Antibes and Nice Airport 2 minutes walk Tax foncière : €550 per year Charges: €110 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

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Co-owned building of 1 units

Provisional annual charges: 1280€

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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: 550 EUR**

## NOTES