

**620 000 €**

**For sale apartment**

**4 rooms**

**Surface : 70 m²**

**Surface of the living : 28 m²**

**Year of construction : 1996**

**Exposition : Sud**

**Hot water : Individuelle électrique**

**Inner condition : Excellent**

**Standing : Prestige**

**Building condition : Good**

**Features :**

lift, Double Glazing, Secured residence,  
Calm, Parc, Residential, Stores électriques

3 bedroom

2 bathrooms

2 WC

2 garage

2 cellars

**Legal information**

620 000 €

Fees paid by the owner, well  
condominium(7 lots in the condominium),  
annual current expenses 3 600 €  
(300 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 780 Juan-les-Pins

**JUAN-LES-PINS – BEAUTIFUL 4-ROOM APARTMENT WITH A PRIVATE 130 m² GARDEN** Ideally located in the sought-after Tramontane neighborhood, just a few minutes' walk from the town center, shops, schools, and beaches, this stunning fully renovated 4-room apartment offers high-quality features. It includes a bright double living room, two spacious bedrooms, and a study/guest bedroom area, accompanied by two elegantly designed bathrooms. The entire space opens onto a magnificent south-facing private garden covering 130 m², ensuring complete tranquility and an exceptional living environment. The residence is modern and intimate, with only seven apartments. This rare property comes with two garages and two cellars. A visit is a must! Contact Steffi 0619639609 Information about the risks affecting this property is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1288 and 1742 € (reference year 2023)  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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