



420 000 €

For sale apartment

3 rooms

Surface : 80 m²

Year of construction : 1972

Exposition : Sud

View : Jardin

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, gated, calm, armored door, residential,  
electric shutters, pool, air conditioning

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

#### Legal information

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Fees paid by the owner, well condominium,  
annual current expenses 4 080 €  
(340 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



### Golfe-juan apartment 80 m2

GOLFE JUAN just a few minutes on foot from the town center, the harbor, and the beaches, Beautiful 3-room apartment of approximately 80m² facing south, with a cross-ventilated layout. It consists of an entrance, a lovely living room opening onto a quiet 14m² terrace to enjoy the sun of the French Riviera, and a fitted separate kitchen. The sleeping area includes a bathroom with toilet, a separate toilet, a large bedroom with a closet also opening onto the terrace, a dressing room, a second bedroom with a closet, and its own private shower room. The residence is well maintained, featuring a beautiful swimming pool, a pétanque court, and green spaces that add to the comfort of this apartment. A cellar and a parking space complete this generally well-kept property. A must-see!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1120 and 1600 € (reference year 2023)  
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