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## **IMMOBILIER**

L'IMMOBILIER À ANTIBES JUAN LES PINS

**\( 04** 93 34 59 59

■ VENTE & NEUF

## 690 000 €

Buying house

3 rooms

Surface: 75 m<sup>2</sup>

Surface of the living: 38 m²
Surface of the land: 23 m²
Year of construction: 1995
Exposition: Est ouest
View: Dégagée
Hot water: Electrique
Inner condition: good
External condition: good
Couverture: Tiling

Features:

Pool, Double Glazing, Calm

2 bedrooms

2 terraces

1 bathroom

2 WC

1 garage

1 cellar

Energy class (dpe): C

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{B}}$ 



## House 6091 Cap d'Antibes

Rare on the market today. Located in the highly sought-after area of La Salis and in a small residence, very pleasant house on two levels, with a surface area of 75m², offering an unobstructed view and facing East-West. Composed as follows: on the ground floor, entrance, guest WC, an equipped open-plan kitchen, a beautiful living room of 38m² opening onto a beautiful terrace and garden with private access to the swimming pool, and upstairs two bedrooms, a bathroom with WC and a large covered terrace. Garage with cellar.

Fees and charges:

Annual current expenses 3 288 €

Well condominium

8 lots in the condominium 690 000 € fees included

Document non contractuel 01/07/2025 - Prix T.T.C







Carte Professionnelle : 0605 2016 000 009 927 CCI des Alpes Maritimes- RCS : Antibes A 380 516 609 Code NAF : 6831Z - SIRET : 380 516 609 00027 - Caisse de Garantie : Galian, montant de 120 000€, 89 rue de la Boétie 75008 Paris