

265 000 €

For sale apartment

2 rooms

Surface : 44 m<sup>2</sup>

Year of construction : 1982

Exposition : Sud

View : Jardin

Hot water : Individuelle

Inner condition : a refresh

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, Double portail, residential, electric shutters, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (74 lots in the condominium), annual current expenses 1 932 € (161 € 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 51364 Golfe-Juan**

2-room apartment - Close to amenities Located in a secure and very well-maintained residence with swimming pool, this charming 2-room apartment of 44.47 m<sup>2</sup> on the ground floor will seduce you with its beautiful brightness, its functional layout and its pleasant outdoor space. The apartment benefits from a good layout: each living room opens onto a terrace extended by a south-facing garden with a total surface area of 20.5 m<sup>2</sup> – ideal for enjoying the sun all day long. This quiet and sought-after residence offers high-quality amenities, including a double entrance gate, video surveillance in the common areas, an elevator, and recently renovated common areas. You'll also appreciate the immediate proximity to amenities, major roads, and beaches, as well as the numerous visitor parking spaces. The apartment needs some renovation work. The property is sold with a cellar and a private parking space. To be discovered without delay!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 810 and 1160 € (reference year 2021)  
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**Lecuyer Riviera - 104 Avenue de la Liberté (RN 7) - 06220 Golfe-Juan**

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Code NAF 6831Z - SIRET 485 370 431 00010 - Garantie financière : GALIAN, 89 Rue de la Boetie 75008 Paris - Document non contractuel