

265 000 €

**For sale apartment**

**2 rooms**

**Surface : 44 m²**

**Surface of the living : 20 m²**

**Year of construction : 1982**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, residential,  
pool, Eau froide dans les charges

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

265 000 € fees included

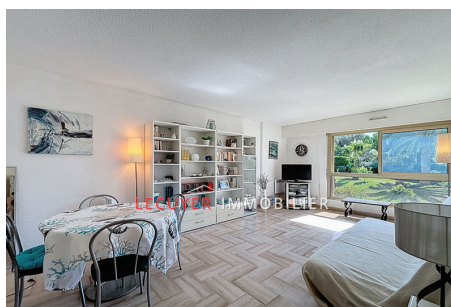
5,26% VAT of fees paid by the buyer  
(251 750 € without fees), well  
condominium (79 lots in the condominium),  
annual current expenses 1 932 €  
(161 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr),



**Apartment 51376 Golfe-Juan**

Located close to the beaches of Golfe Juan and just 800m from the town center, this apartment is perfectly situated. It is set in a secure residence, enhanced by a swimming pool for summer days. It is a lovely two-room apartment with a south-facing terrace, offering a peaceful view over a park, ensuring tranquility. The unique feature of this apartment is that every room has access to the terrace, encouraging you to enjoy the sunshine all year round. However, the apartment does require some refreshing work. Additionally, it comes with an outdoor parking space and a cellar, adding to its appeal. It is also worth noting that visitor parking is available within the residence.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 14/09/2025



**Lecuyer Riviera - 104 Avenue de la Liberté (RN 7) - 06220 Golfe-Juan**

**Tél. +33 (0)4 93 63 07 30 - [info@lecuyer-riviera.com](mailto:info@lecuyer-riviera.com)**

Carte professionnelle CPI0605 2016 000 004 776 - RCS Antibes B 485 370 431

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