

144 000 €

**Buying apartment**

**1 room**

**Surface : 22 m²**

**Surface of the living : 16 m²**

**Year of construction : 1980**

**Exposition : Ouest**

**View : Sans vis à vis**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

gated, calm, residential, air conditioning

1 shower

1 WC

1 parking

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

26/04/2025 - Prix T.T.C



## Apartment 776 Golfe-Juan

GULF JUAN 100m from the sandy beaches, this completely renovated studio constitutes a wise investment and a rare opportunity in the current market. Located in a pretty and small residence, it offers you all the comfort of a nice second home: Both close to the center and the beaches, benefiting from complete equipment and furniture, reversible air conditioning, a balcony private, access to a shared furnished terrace, and private parking. Currently rented for short-term stays until September then for student rentals until June 2025, this studio will bring you a fairly exceptional rental yield! An opportunity to be seized.

**Fees and charges :**

Annual current expenses 1 428 €

Well condominium

29 lots in the condominium 144 000 € agency fees 6,25% à the responsibility of the buyer included

