

489 000 €

Buying ground garden

3 rooms

Surface : 71 m²

Year of construction : 1970

Exposition : Sud est

View : Sans vis à vis

Hot water : Individuelle

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, visitor parking

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

Legal information

489 000 € fees included

5,39% VAT of fees paid by the buyer (464 000 € without fees), well condominium, annual current expenses 2 400 € (200 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Ground garden 396 Antibes

Juan les Pins start of Cap Saramartel RARE FOR SALE walking distance to the beaches of La Pinède, in a quiet and green environment, come and discover this superb apartment not overlooked, 3-room type, nearly 70m² crossing on the raised garden level in a luxury condominium with caretaker. It consists of an entrance with storage, very beautiful living room opening onto a tree-lined terrace of approximately 30m² perfectly exposed South East, fully equipped independent kitchen. Night side: 2 beautiful bedrooms with storage, bathroom, separate toilet. A real favorite for this exceptional property! Exceptional location. New insulation and electricity, double glazing. Cellar. Guaranteed space in the secure collective parking reserved for residents of the condominium. Contact: 0493340120

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1000 and 1400 € (reference year 2021)
Document non contractuel - 06/12/2025



Direct Immobilier - 22 Boulevard Albert 1er - 06600 Antibes

T. +33 (0)4 93 34 01 20 - info@direct-immobilier.fr - www.direct-immobilier.fr

RCS Antibes B 819 022 229 - Code NAF 6810Z - SIRET 819 022 229 00010 - Document non contractuel