

Juan les Pins - one bedroom apartment with parking, top floor and stunning sea views.

EXCLUSIVE



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | JUAN LES PINS   |
| Department:    | Alpes-Maritimes |
| Bed:           | 1               |
| Bath:          | 1               |
| Floor:         | 31 m2           |
| Outside Space: | 9 m2            |

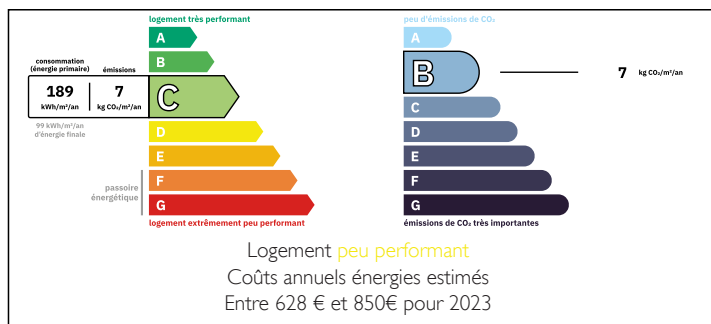
## IN BRIEF

EXCLUSIVE TO LEGGETT IMMOBILIER

Top-floor sea-view apartment with terrace, pool and private parking in Juan-les-Pins

Located on the 5th and top floor of a secure, well-maintained residence in Juan-les-Pins, this beautifully presented 31 m<sup>2</sup> apartment offers stunning sea views, an 8.65 m<sup>2</sup> terrace, private parking and access to a swimming pool. Sold fully furnished and equipped with reversible air conditioning and double glazing, the apartment is just a few minutes walk to the beach, supermarkets, restaurants, parks and public transport. An ideal turnkey holiday home, rental investment or Riviera pied-à-terre.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Situated on the 5th and top floor of a secure and highly sought-after residence in Juan-les-Pins, this attractive 31 m<sup>2</sup> apartment enjoys an exceptional location within walking distance of the beach, shops, restaurants, public transport and green spaces.

The apartment is sold fully furnished, allowing immediate enjoyment or rental income from day one. Bright and well maintained, it benefits from double glazing and reversible air conditioning, ensuring comfort throughout the year.

The main living area opens directly onto a spacious 8.65 m<sup>2</sup> covered terrace, perfectly positioned to enjoy outdoor dining while taking in beautiful sea views across landscaped gardens and the residence's swimming pool. The top-floor position provides excellent privacy, abundant natural light and a peaceful atmosphere.

The communal areas of the residence, swimming pool and gardens are particularly well maintained. The swimming pool is supervised during the summer months.

This property offers the perfect balance between relaxation and convenience, with everything needed for the Mediterranean lifestyle just a few minutes' walk away. Whether you're looking for a holiday retreat, a profitable rental investment or a comfortable year-round residence, this apartment represents an outstanding opportunity on the French Riviera.

### Property Features :

- 5th floor (top floor)
- Beautiful sea views
- Sold fully furnished
- Double glazing
- Reversible air conditioning
- Private parking
- Secure residence

## LOCAL TAXES

Taxe foncière: 719 EUR

## NOTES