



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



1 780 000 €

For sale house

Surface : 240 m²

Surface of the living : 23 m²

Surface of the land : 500 m²

Year of construction : 1955

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : to renovate

External condition : to renovate

Couverture : tiles

Features :

fireplace, Bedroom on ground floor, calm

6 bedroom

2 terraces

2 parkings

1 cellar

Legal information

1 780 000 € fees included

4,71% VAT of fees paid by the buyer

(1 700 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

georisques.gouv.fr



House 2512 Juan-les-Pins

JUAN-LES-PINS - UNIQUE IN THE AREA In a sought for area for its absolute calm within the city centre, uncover this charming detached house to renovate. It is located less than a 10-minute walk to the beach, all shops and restaurants, La Pinède, the port and train station. For now, the house is arranged as follows: a main 95 m2 3-bedroom flat on the first floor, whereas the garden level is divided into three smaller flats of 28, 40 and 46 m2. Beautiful volumes to rearrange with high ceilings (approximately 3m), on the garden level as well as on the first floor. Even more unusual is an old concrete water tank also converted into an independent 30 m2 flat. The rooftop of this circular outbuilding is a terrace for the main flat, on the first floor. A Mediterranean garden composed of bougainvillea, rose bushes, orange trees, palm trees and, particularly, a spectacular wisteria, nicely embellishes the property. This area of Juan-les-Pins is a...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS