



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 - RARE IN THE AREA! Charming detached house to renovate, in a highly sought-after location for its absolute calm within the city center, a stone throw away from the beach, the Pinède, Port Gallice and train station. The property is currently laid out as follows: - On the first floor: 95m² 4-room apartment with a terrace, - Garden level: three apartments of 28m², 40m² and 46m². Beautiful volumes to rework, with 3m high ceilings on both floors. - An outbuilding, next to the main building, is a former water tank with a 30m² floor area that was converted into a separate apartment. The rooftop of this circular building is also a terrace for the first floor apartment. Easy parking for several vehicles. A Mediterranean garden with bougainvillea, rose bushes, orange trees, palm trees and, above all, a spectacular wisteria, embellishes the property. Strong rental income potential. Information and visits: Marc REVEL - El Commercial...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Document non contractuel - 07/12/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

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