## **I L I S N A R D I M M O B I L I E R**

Tél. 04 93 63 12 12 lisnard-immobilier.com Vallauris - Golfe Juan Antibes - Juan Les Pins

## 289 000 €

For sale apartment 4 rooms Surface : 70 m<sup>2</sup> Exposition : Est ouest Hot w ater : Collective Inner condition : good Building condition : good Features : Lift, Secured residence, Calm, Electric shutters, Visitor Parking, Double Glazing

3 bedroom

1 terrace

2 show ers

1 WC

1 parking

1 cellar



## Apartment 3278 Antibes

4-room apartment in a tree-lined residence close to the motorway network. Living room and fitted American kitchen opening onto a south-west facing balcony. 3 bedrooms with storage, bathroom and separate toilet. Private parking, shared parking and a cellar complete the comfort of this ideally located property. Contact the agency or Nicolas MARTY at 06 19 606 604.

## Legal information

289 000 € fees included 5,09% VAT of fees paid by the buyer (275 000 € without fees), well condominium, annual current expenses 2 580 € (215 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C Estimated annual energy between 730 and 1040  $\in$  (reference year 2025) Document non contractuel - 01/07/2025



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