

**388 000 €**
**For sale house**
**3 rooms**
**Surface : 60 m²**
**Surface of the living : 27 m²**
**Surface of the land : 65 m²**
**Year of construction : 2017**
**Exposition : Sud**
**View : Jardin**
**Hot water : Electrique**
**Inner condition : excellent**
**External condition : new**
**Features :**

Air conditioning, Double Glazing, Automatic gate

2 bedroom

1 terrace

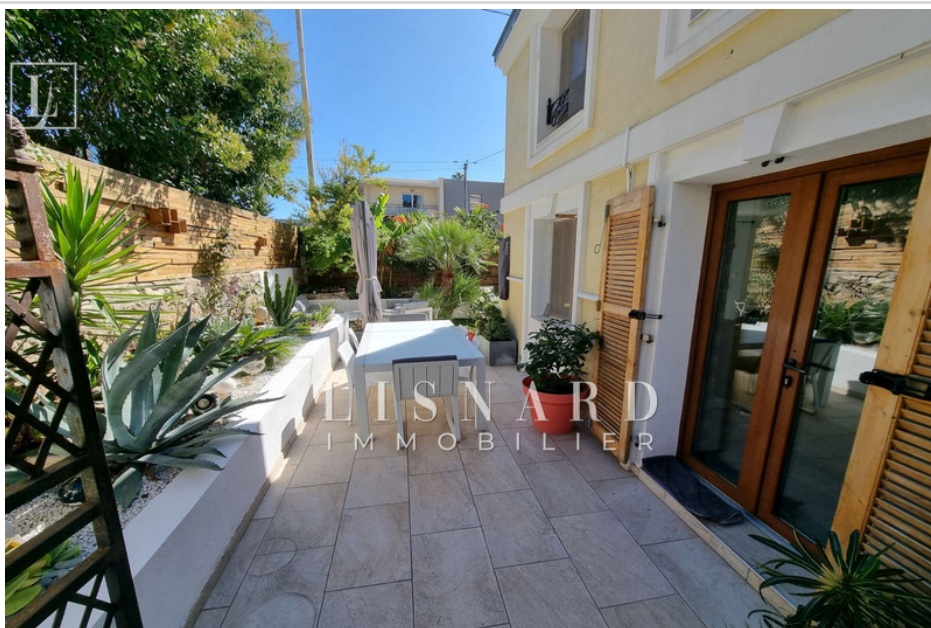
1 shower

2 WC

1 parking

**Legal information**

388 000 € fees included

4,86% VAT of fees paid by the buyer (370 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

**House 3089 Golfe-Juan**

EXCLUSIVE Lisnard Immobilier - Rare in Golfe Juan!!! Magnificent detached villa ideally located in the South and a stone's throw from the beaches . Built in 2017 , its new condition is remarkable with an excellent interior. Its 62 m² offer a beautiful space of comfort with 2 bedrooms, 1 shower room, 2 toilets and a bright living room of 27 m², through which a fully equipped American kitchen opens. Take advantage of its annexes: a green terrace of around 60 m² for sunny days and parking for more convenience. Quality services should be noted such as air conditioning, double glazing and an automatic gate . A house combining charm and modernity to discover without further delay. In addition, Golfe-Juan is renowned for its tranquility and quality of life , its strategic location, between Cannes and Antibes, offers easy access to many places of interest and multiple cultural and leisure activities. Contact the agency or Karin TROCELLO on...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 405 and 547 € (reference year 2023)  
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