

**970 000 €**

**Buying villa**

**5 rooms**

**Surface : 170 m²**

**Surface of the living : 50 m²**

**Surface of the land : 651 m²**

**Exposition : Sud**

**View : Jardin**

**Inner condition : excellent**

**Features :**

pool, Pool house, Jacuzzi spa, fireplace, double glazing, Laundry room, Automatic gate, calm

**4 bedroom**

**2 terraces**

**2 bathrooms**

**2 show ers**

**3 WC**

**2 parkings**

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

04/05/2025 - Prix T.T.C



### Villa A683 Juan-les-Pins

Pleasantly nestled in a popular area of Juan-les-Pins, this villa enjoys ideal proximity to all the amenities of daily life such as the city center, schools and shops. This contemporary-inspired villa, with an area of 170m2, includes on the ground floor a living room of approximately 50m2 bathed in light, an open-plan kitchen and a laundry room, as well as four bedrooms, a bathroom and a shower room. water upstairs. The 650m2 plot offers a swimming pool, two terraces facing South and West, a barbecue area and can easily accommodate two vehicles, thus adding a practical and functional note to this villa. Information on the risks to which this property is exposed is available on the Géorisks website <http://georisks.gouv.fr>

Fees and charges :

970 000 € fees included

