

**715 000 €**
**For sale house**
**5 rooms**
**Surface : 140 m²**
**Surface of the land : 400 m²**
**Year of construction : 1965**
**Exposition : Sud**
**Hot water : Electrique**
**Inner condition : good**
**Features :**

Fireplace, Calm

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Legal information**

715 000 € fees included

5,15% VAT of fees paid by the buyer (680 000 € 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 3254 Juan-les-Pins**

Charming detached villa located in Juan-les-Pins, in the sought-after Tramontane district. Bright and welcoming thanks to its southern exposure. The house is spread over two levels. On one level, a 22 m² garage transformed into an artist's studio, a kitchen, two bedrooms and a shower room with toilet. On the 1st floor, living room with fireplace, fitted kitchen, 2 spacious bedrooms, a shower room & a separate toilet. In addition, enjoy the beautiful terrace, a loggia and the peace and quiet. All set on a plot of 400 m². Possibility of parking 2 vehicles in the driveway as well as in front of the house. Come and discover a true haven of peace! Contact the agency or Karin TROCELLO at 06.51.25.70.40

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 4310 and 5870 € (reference year 2024)  
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