



1 780 000 €

For sale maison de caractère

Surface : 240 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Surface of the land : 500 m<sup>2</sup>

Year of construction : 1955

Exposition : Sud

View : Dégagée

Inner condition : to renovate

External condition : to renovate

Couverture : tiles

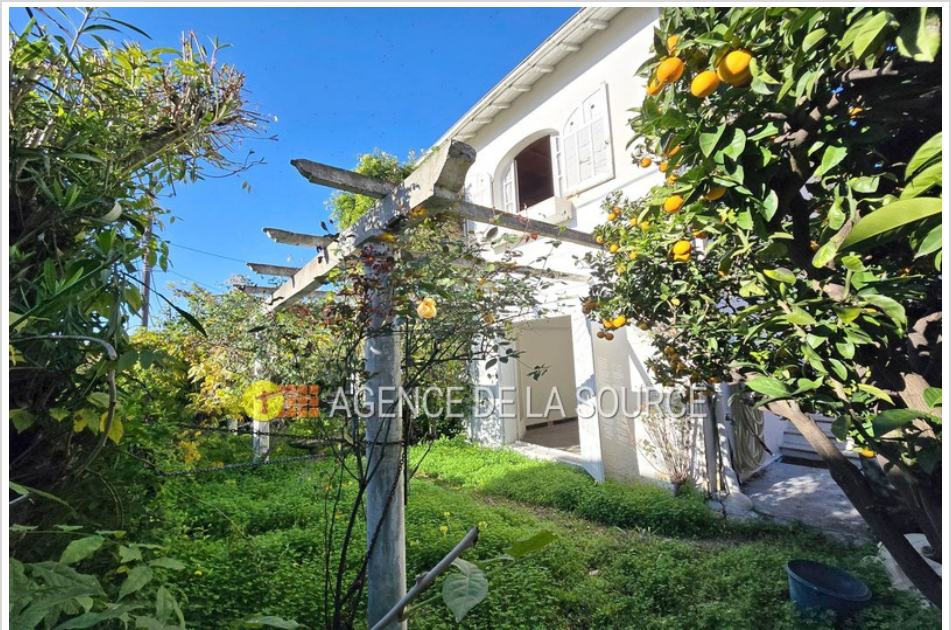
Features :

fireplace, Bedroom on ground floor, calm

2 terraces

2 parkings

1 cellar



## Maison de caractère 2512 Juan-les-Pins

**JUAN-LES-PINS - UNIQUE IN THE AREA** In a sought for area for its absolute calm within the city centre, uncover this charming detached house to renovate. It is located less than a 10-minute walk to the beach, all shops and restaurants, La Pinède, the port and train station. For now, the house is arranged as follows: a main 95 sq.m 3-bedroom flat on the first floor, whereas the garden level is divided into three smaller flats of 28, 40 and 46 sq.m. Beautiful volumes to rearrange with high ceilings (approximately 3m), on the garden level as well as on the first floor. Even more unusual is an old concrete water tank also converted into an independent 30 sq.m flat. The rooftop of this circular outbuilding is a terrace for the main flat, on the first floor. A Mediterranean garden composed of bougainvillea, rose bushes, orange trees, palm trees and, particularly, a spectacular wisteria, nicely embellishes the property. This area of Juan-les-Pins is...

### Legal information

1 780 000 € fees included

4,71% VAT of fees paid by the buyer

(1 700 000 € without fees), no current

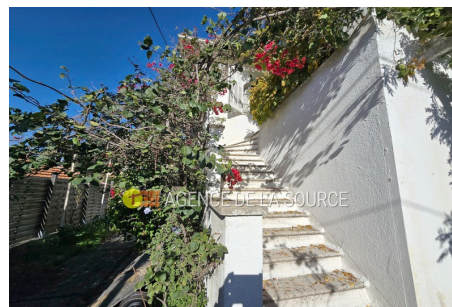
procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E

Document non contractuel - 10/01/2025



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