

159 000 €

**Buying apartment****1 room****Surface : 41 m<sup>2</sup>****Exposition : Est****View : Citadine****Hot water : Individuelle électrique****Inner condition : A rénover****Features :**

lift, double glazing, Calme

1 terrace

1 bathroom

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

Document non contractuel

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

**Apartment 2339 Juan-les-Pins**

For Sale – Large 40 m<sup>2</sup> one-bedroom apartment with potential for two bedrooms – Juan-les-Pins, Square Pauline Ideally located in Juan-les-Pins – Square Pauline, this approximately 40 m<sup>2</sup> ground-floor apartment is an excellent rental investment. Its layout allows for easy conversion into a 2-room apartment, offering a great opportunity for increased value. Description of the property: Surface area: approximately 40 m<sup>2</sup> Ground floor Entrance with corridor Large living room with separate sleeping area, which can be partitioned to create a real bedroom Independent kitchen Bathroom with toilet Small secure terrace Additional information: Sold occupied: 3-year unfurnished lease, renewed on 02/15/2025 Current rent: €634 including charges Tenant in place since 2019 No cellar, no private parking A sought-after location – The Square Pauline district Square Pauline is a sought-after area of Juan-les-Pins, known for its pleasant living environment and proximity to all amenities. Located just minutes from the beaches, town center, shops, and public transportation, this neighborhood offers a dynamic yet residential and peaceful environment. It's home to local shops, restaurants, schools, and green spaces, making the area attractive by combining

