



**BEAUTIFUL TWO-BEDROOM FLAT  
WITH GARDEN AND CELLAR NEAR LA PINÈDE IN JUAN-LES-PINS  
NEW LISTING ANTIBES TRANSACTIONS | SALE PRICE: €489,000,  
CONTACT US: 06 18 46 92 74 | 09 70 44 87 17**

Very well located in Juan-les-Pins, this beautiful two-bedroom flat is on the garden level of a well-maintained residence on a quiet street with little traffic. With a surface area of around 70.57 m<sup>2</sup> (Carrez law), it offers a pleasant living environment within walking distance of sandy beaches, the Pinède garden, Port Gallice, Port du Crouton, the Convention Centre, shops, and Juan-les-Pins train station.

The property benefits from a double south-east/north-west aspect, offering good cross-ventilation. Comfort is ensured by ceiling fans in the lounge, kitchen and bedrooms, electric roller shutters and an electric awning, double glazing, an individual gas boiler (for heating and hot water), an electric towel rail in the bathroom, and fibre-optic internet connection.

**The house is arranged as follows:**

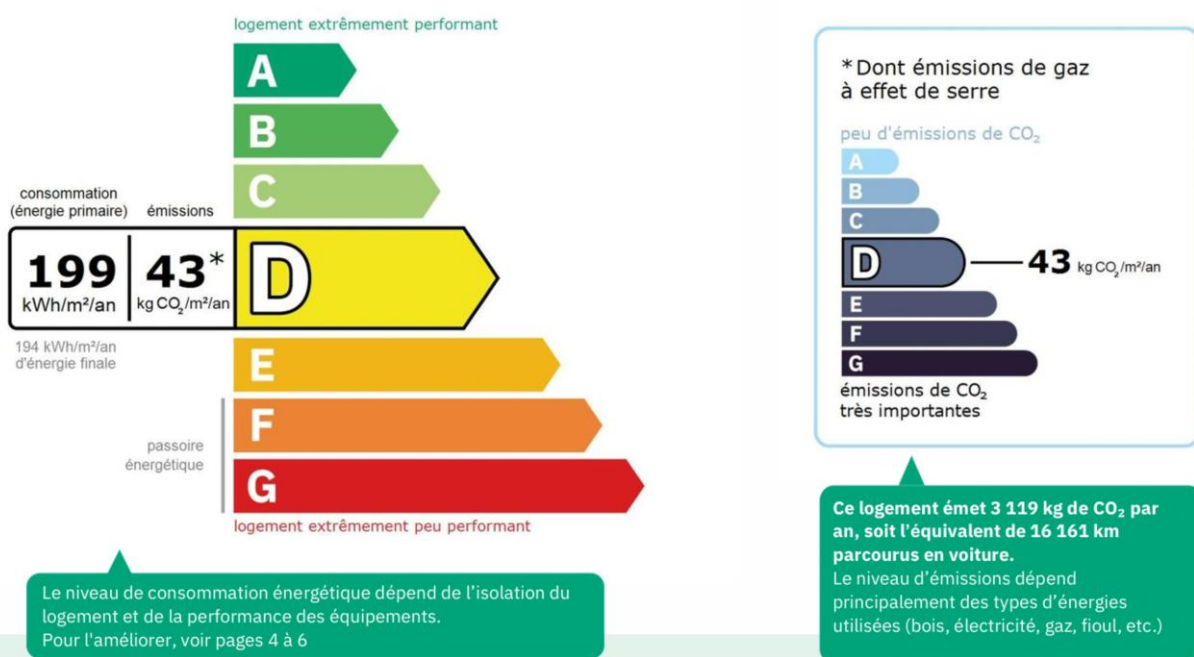
An entrance hall with two storage cupboards, a lounge/dining room opening onto the south-east facing garden, a separate fitted kitchen, a hallway, one bedroom with built-in wardrobe, a second bedroom, a bathroom, a separate WC, and the exclusive use of a garden with terrace, accessible from the lounge/dining room

A cellar and shared parking complete the features of this property. This flat is ideal as a main residence, a holiday home, or a rental investment. A must-see!

## Energy and climate performance (energy performance inspection report carried out on 30 August 2023)

- ENERGY RATING: D  
199 kWh/m<sup>2</sup>/year consumption (primary energy) | 194 kWh/m<sup>2</sup>/year final energy
- CLIMATE RATING: D  
43 kg CO<sub>2</sub>/m<sup>2</sup>/year greenhouse gas emissions
- Estimation of the property energy yearly cost: between €1,000 and €1,400 per year

Average energy prices indexed as of 1 January 2021 (including standing charges)  
The costs are estimated based on the characteristics of the property and standard usage across five areas (heating, hot water, air conditioning, lighting, and auxiliary systems).





*Dante  
Obregon*

President - Antibes Transactions

📞 06 18 46 92 74



Information about the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)  
(QR code on the right)



The risks-and-pollution report for this property can be viewed on our website:  
[www.antibes-transactions.fr/erp\\_0030.php](http://www.antibes-transactions.fr/erp_0030.php)  
(QR code on the right)



You can see the fee schedule from Antibes Transactions on our website:  
[www.antibes-transactions.fr/EN/honoraires.php](http://www.antibes-transactions.fr/EN/honoraires.php)  
(QR code on the right)



#### Additional information

Real estate agency fees payable by seller : 6% incl. VAT of the sale price

Average annual condominium service charges paid by seller : Approximately €2,520, amount declared by the seller. Cold water is included in the service charges.

Property sold subject to co-ownership regulations

Number of units in the condominium: 107 (including 54 residential units)

Professional managing agent

Property tax: in 2023: approximately €835, amount declared by the seller

Condition of the property: good condition

#### Legal information about the real estate agency Antibes Transactions

Address: 540 Première Avenue 06600 Antibes - France

Telephone: 09 70 44 87 17 / 06 18 46 92 74

Trade and Companies Register: 910 130 996 R.C.S. Antibes

Siren number: 910 130 996

Professional licence number: CPI 0605 2022 000 000 062

Real estate agency registered with the French one-stop business registration institution ("Guichet Unique des Formalités des Entreprises").

#### Disclaimer

This document has been written in August 2025 and it is not contractual. The content of this document has been translated from its original version in French language by a non-official translator and it is provided for information purposes only. For all information on the property required by French law, please refer to the original listing in French by using the following link: [www.antibes-transactions.fr/0030.php](http://www.antibes-transactions.fr/0030.php)

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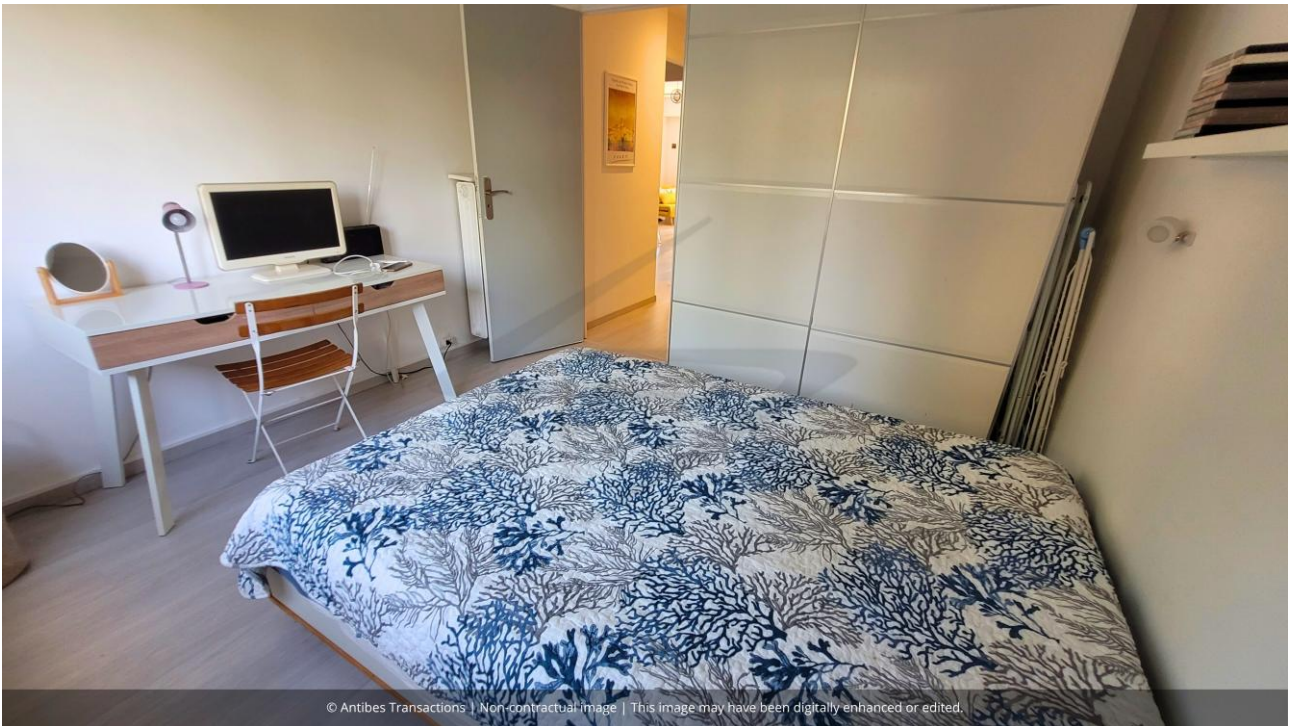


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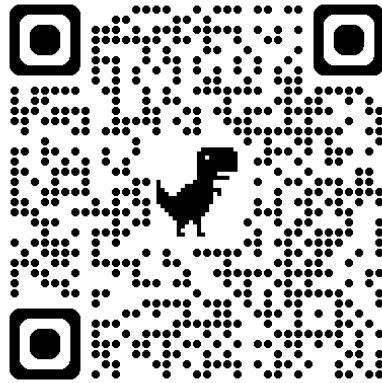






Discover the listing for this property using the link or QR code below:

[www.antibes-transactions.fr/EN/0030.php](http://www.antibes-transactions.fr/EN/0030.php)



## Dante Obregon

President

Real Estate Agency Antibes Transactions

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# ANTIBES TRANSACTIONS

Agence immobilière | Real Estate Agency

