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## Beautiful Period Townhouse Minutes From Beach And Port

**Golfe-Juan , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur**



# €995,000

inc. of agency fees

140 sqm

0.06 ha

Return to the market with reduced price! This beautiful period property located in Golfe Juan has beach, port and commerce within only a few minutes walk. Benefitting from a town location but with a large...

### At a Glance

**Reference** MFH-  
PROHWVB7425288

**Land** 0.06 ha

**Near to** Golfe-Juan

**Pool** Yes

**Price** €995,000

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

Return to the market with reduced price!

This beautiful period property located in Golfe Juan has beach, port and commerce within only a few minutes walk. Benefitting from a town location but with a large enough garden for a pool the villa is private while

being conveniently located.

High ceilings, beams and large windows give both character and light to the property dating back to the early 20th century. A cozy living room with fireplace leads out to a large dining terrace perfect for entertaining.

At garden level you find a modern kitchen fit for a chef with back pantry and laundry. This leads out to the covered terrace - an ideal place to find shade in the summer months and entertain in the evening, complete with a bar.

On the upper two levels you have three good sized bedrooms, including the master bedroom with toilet and a family bathroom. On the lowest level you have 2 additional bedrooms which could also be used as home office/ television rooms.

The flat garden and pool are south facing. A character property ready for it's new owner!

## Summary

Property type: House  
Price: €995,000

## Key Information

Internal Area: 140 sqm  
Land Area: 0.06 ha  
Number of Fireplaces: 1  
Property Features:

- Air-conditioning

Swimming Pool? Yes  
Has Air Conditioning? Yes

## Location: Provence-Alpes-Cote-d'Azur



# Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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