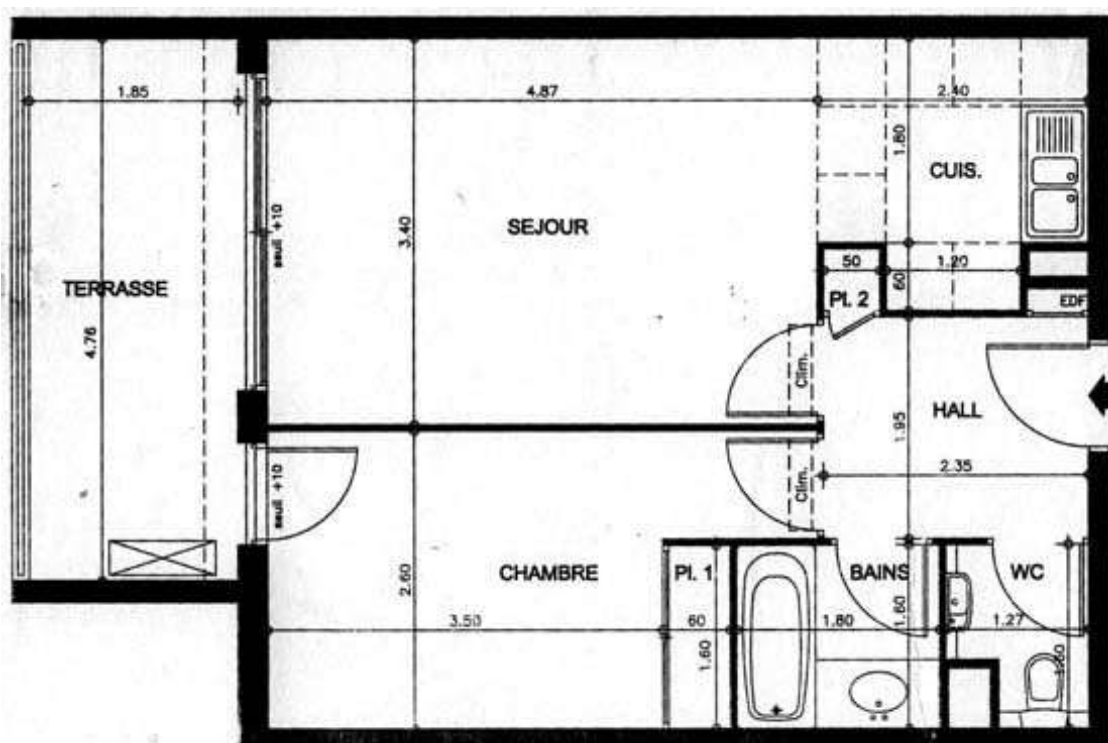


SQUARE PAULINE

53 Boulevard Raymond Poincaré, Juan-les-Pins, Côte d'Azur
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floorplan



The apartment is a new one bedroom luxury holiday home, on the first floor of a new small residential apartment block, built in a mature locality, and provides all the comforts of home for 4 people.

It is ideally situated in the heart of Juan-les-Pins, 300m from the beautiful sandy public beach, a few minutes walk from the village centre and 50m and 100m from Leader Price and Spar supermarkets respectively.

Immediately across the road is Jardin Pauline – a small park with lawns, palm trees and benches including a well equipped children's play area. The equipment was renewed in 2007. There is also a very good children's play area 150m along the road.

Although the building is on a very busy road the apartment is at the rear and is, therefore, very quiet. In addition it has excellent sound insulation, complying with the latest French regulations, and double glazing.

A car is not required to visit the many attractions (however, there is a designated parking place in the underground car park) – a bus stop is immediately at the front of the building and the railway station is a short walk away. Both services serve the coastal region and the bus service to Nice also goes direct to the airport.

The balcony faces south and has sun on it for most of the day.

comprises of a hall, lounge with a kitchen at one end, bedroom, separate bathroom and toilet in 44sqm of interior space plus 8sqm of balcony.

There is a lift to the apartment and a lift down to the garage which makes it suitable for disabled persons.

Furniture and equipment installed (please click here to go to the Inventory page) include the following:

HALL

Provides access to all rooms. Utility cupboard, coat hooks, shoe rack, long mirror.

LOUNGE – air conditioned

Double patio doors lead out to the balcony. Very comfortable double bed settee, 2 easy chairs, folding dining table and 4 chairs, a 28" wide screen television, satellite decoder receiving Sky Freesat channels, DVD player, mini hi-fi, rug, floor lamps incorporating reading lamps and a large, quality rug.

KITCHEN – air conditioned

This is luxuriously equipped with base and wall cabinets and tiles in between. The equipment includes a 4 plate electric hob and a built-in oven, virtually silent fridge/freezer, washing machine, microwave oven, toaster, kettle, ample crockery and glassware for 4. All the usual cooking utensils are available.

BEDROOM – air conditioned

Two single beds/double bed (two 90cm single beds that can be joined to make a very large comfortable double bed), 2 bedside cabinets with drawers, 2 reading lamps, built-in hanging wardrobe, free standing wardrobe and 2 quality rugs.

BATHROOM

Beautifully tiled with a very large illuminated mirror above a marble topped washbasin unit. Full size bath with a shower attachment. There is also a heated towel rail and a socket for an electric razor or toothbrush charger.

TOILET

Beautifully tiled with tiles identical to those in the bathroom. It has a hand wash basin with a cupboard below and a mirror and glass shelf above.

BALCONY

Amplly proportioned and equipped for eating al fresco. The aspect is southerly and the view is of very pleasant gardens. The sun is on it most of the day. It has a large green plastic table which can seat 6 and 4 green plastic armchairs. The satellite dish is mounted on a side wall. There is also a cupboard for storing cleaning equipment.

GARAGE

Underground, accessed by a car lift

The space that belongs to the apartment is disabled parking however anyone using the apartment can use it.