

## I-Bedroom Apartment in Prime Location in Villefranche-Sur-Mer on Elevated Floor w/ High Rental Potential



## INFORMATION

Town:	Villelongue-de-la-Salanque
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	50 m <sup>2</sup>
Outside Space:	8 m <sup>2</sup>



## IN BRIEF

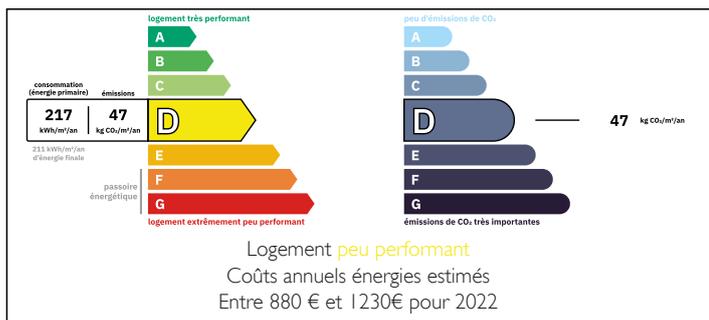
Located in the heart of Villefranche-sur-Mer, this bright 1-bedroom apartment offers breathtaking panoramic views of the sea, the bay, and the prestigious Cap Ferrat.

Situated on the second-to-last floor of a charming residence with an elevator, it boasts an ideal southeast exposure, flooding the space with natural light.

The spacious living room opens onto a beautiful terrace, perfect for soaking in the stunning scenery. The bedroom features a built-in wardrobe and elegant hardwood flooring, while the separate, fully equipped kitchen adds to the apartment's functionality. A modern shower room and separate WC complete the layout.

With shops, restaurants, the old town, the port, and the beach just a short stroll away, this is an

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### OVERVIEW:

Nestled in the heart of Villefranche-sur-Mer, this stunning 1-bedroom apartment offers an unbeatable combination of breathtaking sea views, a prime central location, and excellent rental potential.

The apartment is ideally situated on Avenue Maréchal Foch, right on the iconic coastal road that connects Nice to Monaco and Menton.

### THE LAYOUT:

Perched on the second-to-last floor of a small, well-maintained residence with an elevator, the apartment enjoys a desirable southeast exposure, ensuring abundant natural light throughout the day.

Designed for both comfort and functionality, the bright and airy living room opens up to a beautiful terrace. The separate, fully equipped kitchen provides added convenience, offering ample storage and workspace.

The bedroom exudes warmth and charm with its solid hardwood flooring and built-in closet, creating a cozy and inviting retreat. A modern shower room and a separate WC complete the layout, ensuring optimal practicality. The apartment is equipped with reversible air conditioning and gas-fueled central heating.

The furniture can be purchased as an option, allowing for an easy and immediate move-in.

### THE AREA:

Villefranche-sur-Mer is a picturesque former fishing village that has retained its authentic Mediterranean charm. Known for its colourful facades, scenic harbour, and sandy beach, it is one of the most sought-after locations on the Côte d'Azur.

With Nice just a 10-minute drive away and the Villefranche-sur-Mer train station in walking distance, you will have excellent transport links to the entire

## LOCAL TAXES

Taxe foncière: **991 EUR**

Taxe habitation: **EUR**

## NOTES