

Exceptional private estate with pool and tennis – Bright 3-bedroom apartment with terrace, open views parking.



INFORMATION

Town:	Villeneuve-Loubet
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	84 m2
Outside Space:	12 m2



IN BRIEF

UNDER OFFER / Exceptional Estate with Pool & Tennis – Hauts de Vaugrenier

In a prestigious 130-hectare private estate, this bright 84 m² 3-bedroom apartment offers absolute calm, greenery views and a glimpse of the sea. It features a spacious living room opening onto a south-facing covered terrace — perfect for enjoying meals or relaxing year-round — a handcrafted oak kitchen, three bedrooms, a bathroom, a shower room, storage, private parking, and a cellar.

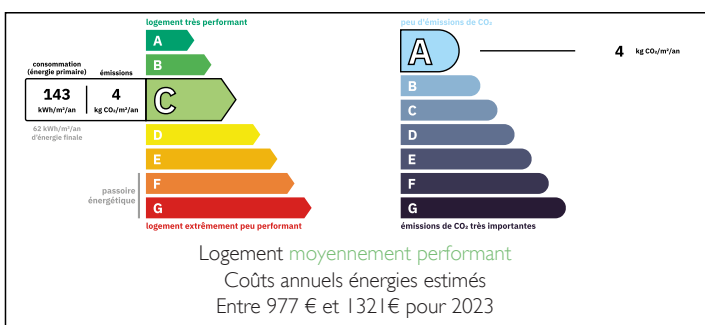
The domain offers an exceptional lifestyle: Olympic-size pool, club house, restaurant, 8 tennis courts, shops (bakery, pharmacy), nursery school, bilingual medical center, 24/7 security, and a private residents-only waste area.

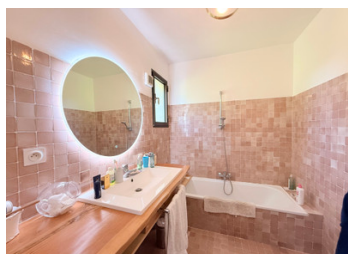
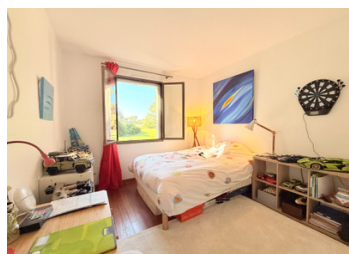
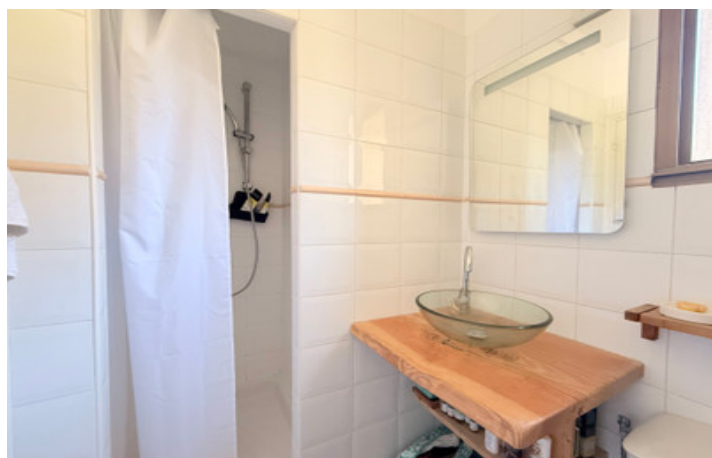
Monthly charges: €300 – Property tax: €1,528/year.
Just 5 minutes from the beach and 10 minutes from

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 1528 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

UNDER OFFER / A Rare Slice of Paradise Between Sea, Nature and Elegance – Hauts de Vaugrenier Between Nice and Cannes | Secured Estate with 24/7 Concierge

Villeneuve-Loubet – A Hidden Gem Between Sea, Nature, and Elegance

Within the prestigious Hauts de Vaugrenier estate, discover this superb 84 m² apartment, a true haven of peace filled with natural light. It offers an exceptional lifestyle, combining absolute calm, open views of greenery, and a glimpse of the sea.

This rare property features a bright and spacious living room opening onto a south/southeast-facing covered terrace, ideal for enjoying breakfast, dinner, or relaxed moments with friends all year round. The bespoke solid oak kitchen, handcrafted by a cabinetmaker, will appeal to lovers of charm and authenticity.

The apartment also includes three comfortable bedrooms, a bathroom, a shower room, ample storage, and a harmonious 27 m² living area that balances elegance and functionality.

A private parking space and cellar complete the property, located in a secure, green, and preserved environment.

What makes this home truly unique is its location within an exceptional 130-hectare private residential estate, a real oasis of tranquility and wellbeing on the French Riviera, offering an unmatched quality of life:

Manicured landscaped park

Olympic-size swimming pool, club house, restaurant
8 tennis courts, sports fields, children's playground

On-site shops: bakery, pharmacy, and more

Nursery school and bilingual medical center (doctor, nurse, osteopath)

24/7 security, gated access, and private waste disposal for residents

Just 5 minutes from the beaches and 10 minutes