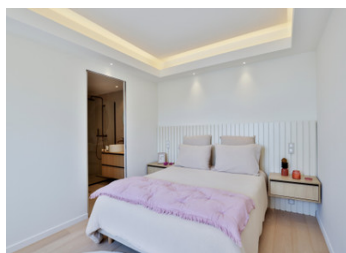


2-Bedroom Apartment with Unparalleled Panoramic Sea View in Coveted Gated Condominium in Villefranche-sur-mer



INFORMATION

Town:	Villefranche-sur-Mer
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	97 m2
Outside Space:	40 m2

IN BRIEF

Located in a sought-after residence in Villefranche sur mer, this bright 3P apartment offers panoramic sea views and a peaceful living environment on the Côte d'Azur.

The apartment is cross - lay out and enjoys sunshine all day long.

It comprises an entrance hall, living room, fitted kitchen, two en suite bedrooms with bathroom and dressing room, guest toilet.

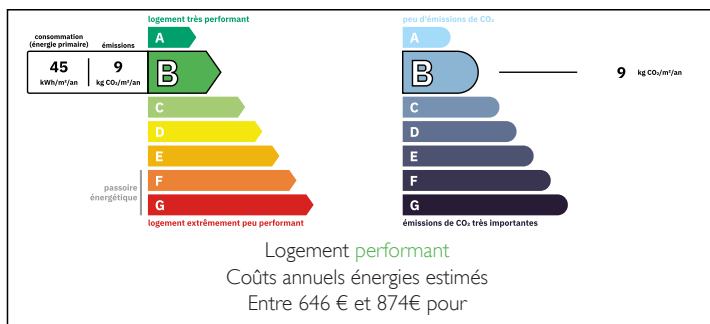
The secure residence offers top-of-the-range amenities: swimming pool, janitor.

A cellar and secure parking are included in the price.

You'll love the renovation and sea views from every room.

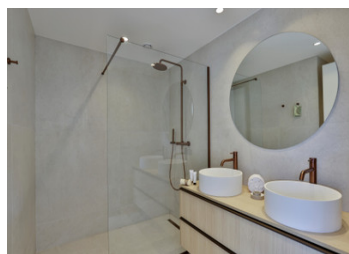
Close to beaches and shops.

ENERGY - DPE



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.



DESCRIPTION

OVERVIEW:

The main feature is undoubtedly the breathtaking panoramic view over the town of Villefranche-sur-Mer and its magnificent bay.

The private residence offers a range of high-level amenities, including a janitor and private swimming pool.

A cellar and secure parking are included in the price.

THE APARTMENT:

The east-facing apartment, located on the 3rd floor, benefits from sunshine all day long. It offers 97 m² of interior living space, complemented by an additional outdoor space, a large 40 m² terrace.

You'll be seduced by its renovation, as the entrance hall links all the main spaces, leading to a modern, open-plan fitted kitchen with a spacious living room that opens onto the front terrace. The layout also includes a bedroom with en-suite shower room and WC, a 2nd bedroom, bathroom and separate WC.

The apartment is equipped with air conditioning. All shutters are electric for added convenience, and the windows are double-glazed.

It is secured by an armored door.

It has private parking, a cellar and off-street parking.

THE AREA:

Villefranche-sur-Mer is one of the crown jewels of the French Riviera, renowned for its postcard-worthy bay, colorful old town, and relaxed Mediterranean lifestyle. Located between Nice and Monaco, the town offers an ideal mix of glamour, authenticity, and accessibility. Whether you're strolling along the waterfront promenade, dining in a Michelin-starred restaurant, or exploring the charming streets of the old town, every corner of Villefranche radiates elegance and charm.

LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

NOTES