

Villeneuve-Loubet (Vaugrenier) - Elegant Villa with Infinity Pool and Direct Lake Access



INFORMATION

Town:	Villeneuve-Loubet
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	133 m ²
Plot Size:	545 m ²

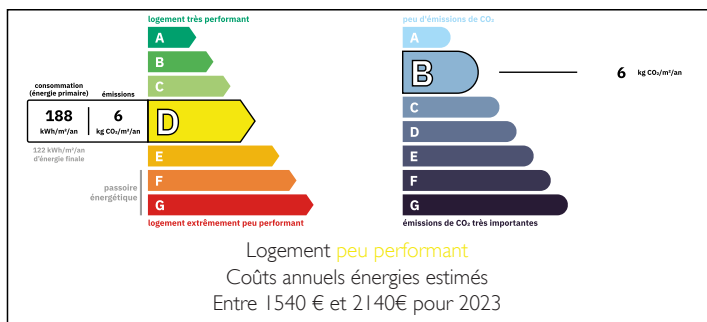
IN BRIEF

Nestled in the heart of a prestigious, secure estate in the sought-after Vaugrenier neighborhood of Villeneuve-Loubet, this bright and beautifully maintained two-storey villa offers a harmonious blend of comfort, privacy, and refined outdoor living.

Bathed in natural light, the villa boasts a generous living space of over 40 m² that opens seamlessly onto the lush, private garden. The layout includes a separate, fully equipped kitchen, four spacious bedrooms, and three bathrooms, ideal for family life or hosting guests.

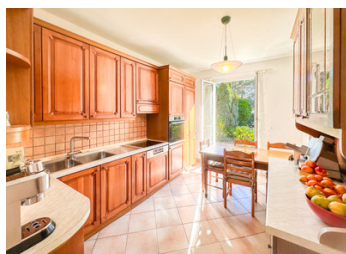
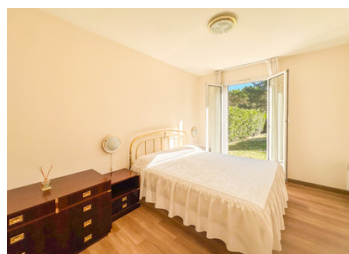
The landscaped garden, not overlooked, is a true haven of peace with Mediterranean vegetation, fragrant citrus trees, and a large sunny terrace perfect for entertaining. Enjoy the luxury of your own infinity pool and a traditional stone barbecue for unforgettable outdoor gatherings.

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

This secure and well-maintained estate offers a wide range of premium services for residents, all included in the monthly charges.

- On-site school bus service for local primary and middle schools. A nursery school is just 100 meters away, with top-rated schools
- Weekly bulky item and seasonal green waste collections
- Dedicated team of 3 rotating caretakers present
- Tennis courts (bookable via the caretakers), pool and pool house, children's playground, pétanque court, and direct access to a well-maintained lake
- Peaceful landscaped grounds with walking paths, and only a 5-minute stroll to the Parc de Vaugrenier

This residence offers a truly convenient, family-friendly, and secure environment with high-quality shared amenities

Surroundings:

Airport: 10km

Villeneuve-Loubet train station: 3km

Antibes Conservatory of Music: 11km

La Fontonne Hospital: 6km

Biot village: 7km

Supermarkets: 5 minutes

Monthly charges : 360€

Taxe foncière : 2656€

Co-owned building of 1 units

Provisional annual charges: 5344€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2656 EUR

Taxe habitation: EUR

NOTES