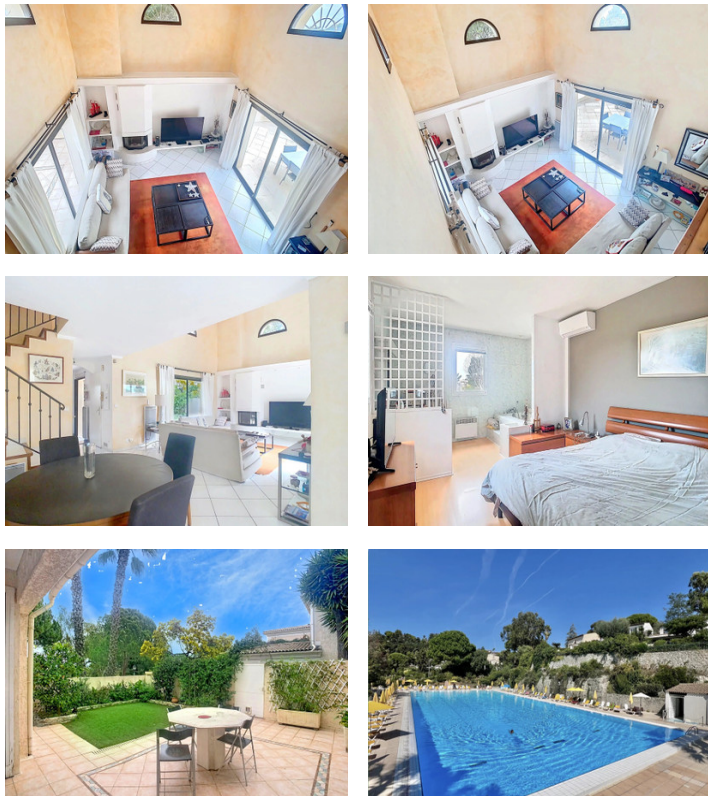


5-room house, 105m , 250m plot, 65m terrace, double living room, 2 beds, 1 bath, 2 showers, 2 garages + pks.



INFORMATION

Town:	Villeneuve-Loubet
Department:	Alpes-Maritimes
Bed:	2
Bath:	3
Floor:	105 m2
Plot Size:	65 m2

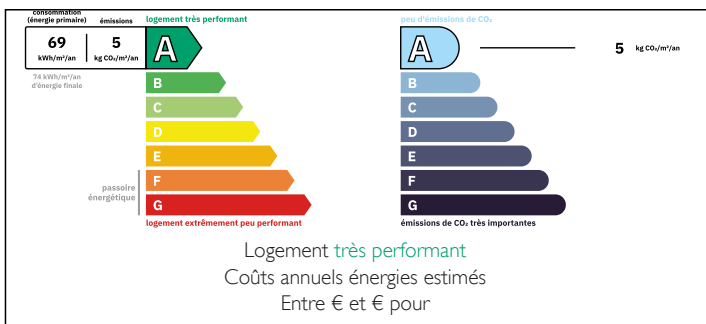


IN BRIEF

590

Alpes-Maritimes (06) Villeneuve-Loubet - Domaine LES HAUTS DE VAUGRENIER - Discover this magnificent 105.38 m² villa located in an exceptional estate in Villeneuve-Loubet, offering an exceptional living environment. It features two master bedrooms, a double living room (formerly a third bedroom), and a 100 m² basement/garden level. There is also a double garage and two outdoor parking spaces, as well as air conditioning and a fireplace. The prestigious "Hauts de Vaugrenier" estate is located in the town of Villeneuve-Loubet. It offers breathtaking views of the Bay of Angels to the east and Cap d'Antibes to the west.

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

It comprises approximately 1,500 villas and apartments nestled amidst diverse vegetation. With a team of security guards, this gated community offers 24/7 protection. It boasts numerous sports and leisure facilities: a clubhouse with a restaurant, an Olympic-size swimming pool, a village with shops (newsagent, bar, grocery store, hair salon and beauty parlor) and services (doctor, pharmacy, osteopath, nurses, dentist, physiotherapist, interior/exterior maintenance), as well as a nursery school. A school bus service is provided.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES