COLDWELL BANKER
EUROPA REALTY

Apartment Villefranche-sur-Mer 84 m²




SALE PRICE : 1 590 000 €

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## DESCRIPTION

A privileged setting where breathtaking sea views meet generous outdoor living spaces.

Located in Villefranche-sur-Mer, within a secure residence built in 1967, this 84.06 sqm apartment enjoys a particularly attractive setting and remarkable views over the bay. Its south-facing aspect provides plenty of natural light throughout the day.

Situated on the second floor and accessible by lift, the apartment comprises an entrance hall, a living room of over 30 sqm opening onto the outdoor areas, a separate kitchen of 9.45 sqm, and two bedrooms measuring 12.20 sqm and 18.30 sqm. A bathroom with WC and a separate guest toilet complete the layout.

The property benefits from several generous outdoor spaces: a 15.13 sqm terrace overlooking the sea, a 22.30 sqm balcony and, most notably, an 87.88 sqm private garden, offering an ideal setting to enjoy the Mediterranean climate.

The residence benefits from caretaker and concierge services. Air conditioning, double glazing, aluminium window frames and electric shutters complete the features.

A rare opportunity combining generous outdoor living spaces, a private garden and panoramic views over one of the French Riviera's most beautiful bays.

Property tax: €1,792 per year.
Service charges: €1,500 per quarter.
Energy rating: D – GHG emissions: D.
Agency fees payable by the seller.

Information regarding the risks to which this property is exposed is available on the official Géorisques website: https://georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 84.06 m² | Elevator: | Oui |
| Property tax: | €1.00 | Number of rooms: | 3 rooms | Number of bedrooms: | 2 bedrooms |

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 212

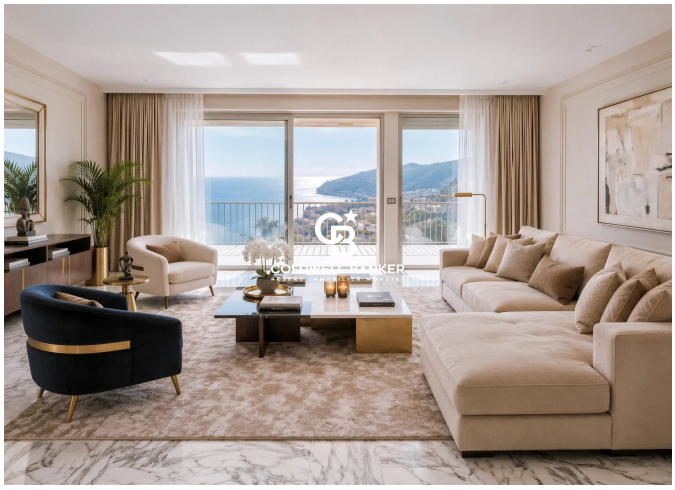
Greenhouse gas emissions (GHG) index: D 41

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