

Appartement Villefranche-sur-Mer 165 m<sup>2</sup>

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PRIX DE VENTE : 2 590 000 €

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## DESCRIPTION

Located in a peaceful setting within a prestigious residence with gardens and a concierge, this exceptional 4-room apartment of approximately 166 m<sup>2</sup> is on the top floor and offers a privileged living environment.

It features a south-facing terrace and a 180 m<sup>2</sup> solarium, accessible via an internal staircase.

The bright apartment includes an entrance hall, a spacious living room with an open kitchen, three bedrooms, and three bathrooms/showers with toilets.

The breathtaking view of Villefranche Bay and the sea, whether from the terrace or the solarium, is absolutely stunning.

The property also includes two cellars and a garage. Ideally located, it is close to amenities, the port of Villefranche-sur-Mer, and just 25 minutes from Nice International Airport.

The seller bears the agency fees.

Co-ownership of 57 units.

Monthly fees approximately 550 EUR.

Property tax 4051 EUR

Information about risks related to this property is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	165.73 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€4.00	NB de pièces :	4 rooms	NB de chambres :	3 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

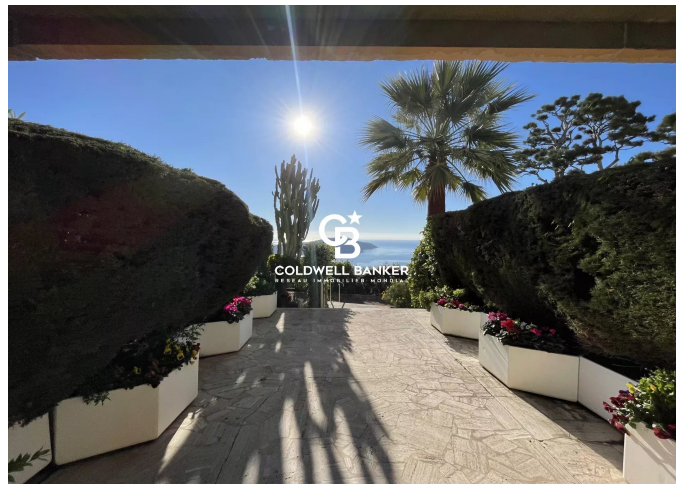
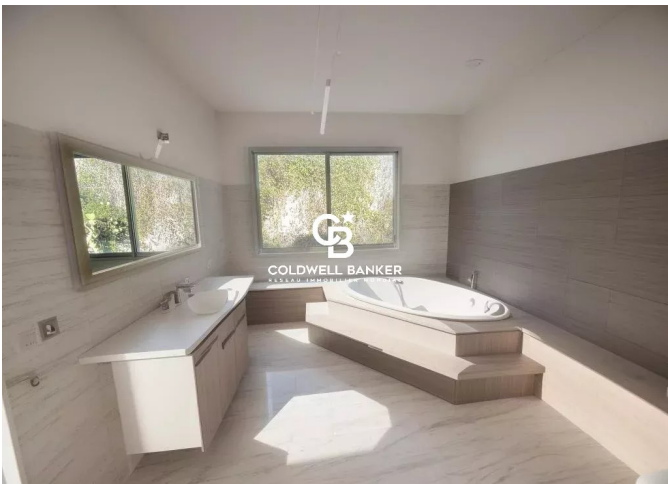
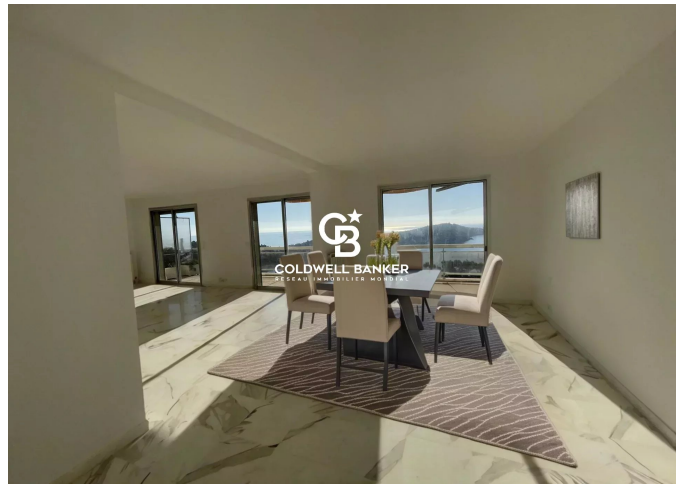
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 216

Indice d'émission de gaz à effet de serre (GES) : D 43



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