

Appartement Villeneuve-Loubet 68 m<sup>2</sup>

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PRIX DE VENTE : 653 000 €

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## DESCRIPTION

Located within the renowned Marina Baie des Anges complex, listed as a 20th-century heritage site, this stunning 68 m<sup>2</sup> (Loi Carrez) T3 apartment has been completely redesigned with meticulous renovation and premium materials. Facing the Mediterranean, it offers a rare atmosphere where modernity, comfort, and breathtaking sea views come together.

From the moment you enter, the south-facing living area is bathed in natural light, featuring a contemporary lounge seamlessly connected to a fully equipped open-plan kitchen designed for both functionality and elegance. The sleeping area includes two spacious bedrooms, each with custom-made wardrobes, complemented by a 6 m<sup>2</sup> independent office ideal for remote work or a creative space, a practical laundry room, and a modern bathroom with high-end finishes and an XXL shower.

The 13 m<sup>2</sup> terrace provides an exceptional 180° panorama of the sea, the harbor, and the iconic architectural lines of Marina Baie des Anges. Full southern exposure ensures natural light throughout the day, while the complete renovation, contemporary features, and reversible air conditioning guarantee immediate comfort with no work required. Situated in a secure residence just steps from shops, services, and the beach, this apartment enjoys a privileged, refined, and highly sought-after lifestyle.

Between Nice and Antibes, Marina Baie des Anges remains one of the most iconic architectural landmarks of the French Riviera, offering a unique quality of life on the Mediterranean coast.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	68.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	3 rooms	NB de chambres :	2 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)

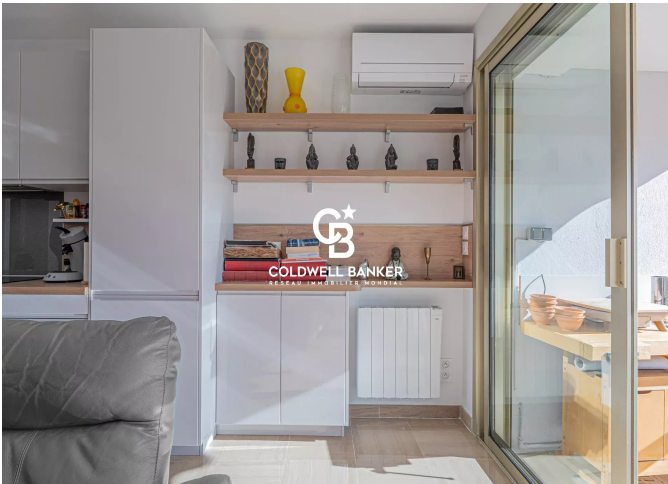
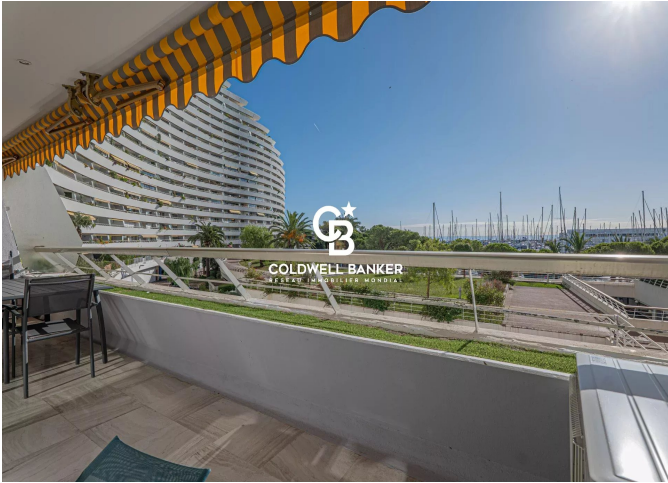
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 129

Indice d'émission de gaz à effet de serre (GES) : A 4



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