

1 680 000 €

**Contact agency**

**Azur Méditerranée**

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**For sale apartment**

**3 rooms**

**Surface : 94 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, POOL, Visitor Parking

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

Document non contractuel

**Emission of greenhouse gases (ges) : F**



## Apartment 4715 Villefranche-sur-Mer

Rooftop apartment, rare, exceptional panoramic view of the Villefranche harbor and Cap Ferrat, penthouse opening onto a circular terrace of 149 m<sup>2</sup> in a quiet residence, with a swimming pool, a few steps from the center, close to the beaches and the marina. This spacious 3/4 room apartment of 94 m<sup>2</sup> is fully air-conditioned, electric blinds, with a beautiful living room opening onto a 100 m<sup>2</sup> terrace enjoying the spectacular view. The two bedrooms each have their own bathroom/WC, opening onto the 50 m<sup>2</sup> veranda, converted into an outdoor lounge or which can become a third bedroom. Equipped kitchen opening onto the terrace. In addition, cellar, large garage and visitor parking.

**Fees and charges :**

Annual current expenses 5 280 €

Well condominium

1 680 000 € fees included

