Agence NP Villefranche

2, avenue de la Grande Bretagne
06230 Villefranche-sur-Mer
Tél : +33 (0)4 93 91 92 57
Email : info@nice-properties.fr

APARTMENT - 4 PIÈCE(S) - 100 M²

1 380 000 €

Surface :	100 M²	**Etage :**	Top floor
Style immeuble :		**Exposition :**	South
Etat :	Good condition	**Vue :**	Unobstructed
Pièces(s) :	4	**Chauffage :**	Radiator
Chambre(s) :	2	**Eau chaude :**	Individual
Bains/Douches :	1	**Parking(s) :**	NC
Toilette(s) :	2	**Garage(s) :**	NC
Surface séjour :	NC	**Cave :**	NC
Balcon(s) :	NC	**Taxe foncière :**	NC
Terrasse(s) :	1 M²	**Charges :**	NC

On the top floor of a luxury residence, just a few minutes' walk from the shops, amenities and the sea, this superb 81 m² three-room apartment stands out for its natural light and Mediterranean feel.

Completely renovated using high-quality materials, this dual-aspect, air-conditioned apartment benefits from two terraces located on either side of the property. This configuration allows the main rooms to enjoy direct access to outdoor space and provides excellent natural light throughout the day.

The apartment opens onto a spacious entrance hall, leading to a living room with sea views and access to the terrace, as well as a fully equipped kitchen. The two bedrooms, each with built-in storage, have direct access to a second terrace of over 20 m². A bathroom, a shower room and a guest WC complete the property.

An elegant and bright home, ideal as a main residence, a pied-à-terre or an investment on the

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French Riviera.

Agency fees are included and payable by the seller.

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

PRESTATIONS : Air-conditioning, Home automation, Double glazing, Aluminum window, Sliding windows, Window shade, Electric shutters, Lift