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) - 82 M²

1 380 000 €









Surface :	82 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, a few minutes' walk from shops, amenities, and the sea, this superb 82 sqm three-room apartment with 25 sqm terraces stands out for its brightness and Mediterranean spirit.

Completely renovated with noble materials, the apartment, crossing and air-conditioned, has access to two terraces located on either side of the property. This configuration allows each room to enjoy outdoor access and provides good natural light throughout the day.

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

An elegant and bright property, ideal as a primary residence, pied-à-terre, or investment on the French Riviera.

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Agency fees are included and borne by the seller.
Information on the risks to which this property is exposed is available on the Georisques website: georisques.gouv.fr

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