



Cabinet **ALPES AZUR**

Tél. 04 93 201 000
alpesazur.com

495 000 €

Buying floor

4 rooms

Surface : 88 m²

Surface of the living : 25 m²

Year of construction : 1974

Exposition : SUD traversante NORD

View : Dégagée

Hot water : Collective

Inner condition : GOOD

Standing : GOOD

Building condition : GOOD

Features :

Proche Plage, Commerces, Double vitrage, Ascenseur, Résidence sécurisée, Quiet residential, Parc avec Tennis, Gardien, Ensoleillé, lumineux, Solar blinds, Electric shutters, air conditioning, Secure parking collective

3 bedrooms

3 terraces

1 bathroom

1 WC

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

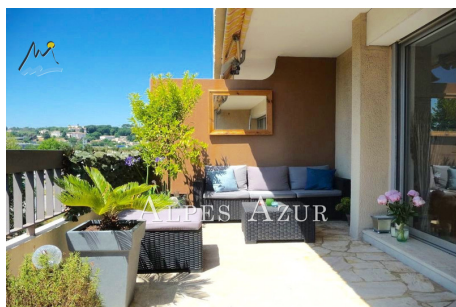
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16/09/2024 - Prix T.T.C



Floor Villeneuve-Loubet

For sale, magnificent 4-room apartment. Located in the highly sought-after Bouches du Loup district of Villeneuve-Loubet, this exceptional property is located on the top floor of a building renowned for its good standard, built in 1974 and still in impeccable condition. The latter has a living space of 88 m², enhanced by a beautiful terrace of 34 m² offering a clear view. It has within it a bright living room of 25 m², three bedrooms, a bathroom and a toilet. Ideally exposed SOUTH/NORTH, it benefits from optimal sunshine. Its equipped kitchen, its reversible air conditioning, its collective heating system and its collective hot water are all the more strong points. You will also appreciate the secure residence, the residential calm, the park with tennis court and caretaker as well as the two secure collective parking lots and the cellar. Note the proximity to beaches and shops, solar blinds and electric roller shutters. A real rare pearl to be seized, both bright, sunny and ideally located. The Bouches du Loup sector is a charming residential area which is part of Villeneuve-Loubet, a commune located in the Alpes-Maritimes department in the Provence-Alpes-Côte d'Azur region. Well known for the beauty of its landscapes, this district offers breathtaking views of the Mediterranean



495 000 € fees included

Cabinet ALPES AZUR Immobilier - 4 avenue de Nice - 06800 CAGNES sur MER

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Carte professionnelle CPI n° 0605 2016 000 006 924 CCI NICE COTE D'AZUR - RCS ANTIBES B 339 591 190

SIRET 339 591 190 00030 - Sarl au Capital de 39.636 € - Code NAF 6831Z -Garanties financières MONTE PASCHI BANQUE

Assurance RCP AXA FRANCE IARD, 313 Terrasse de l'Arche, 92000 NANTERRE

