



242 000 €

For sale apartment

3 rooms

Surface : 61 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud est

View : Dégagée

Hot water : Collective

Inner condition : GOOD

Building condition : GOOD

Features :

lift, Double Glazing, Parlophone, air conditioning, Electric blinds, Electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

#### Legal information

242 000 € fees included

5,22% VAT of fees paid by the buyer

(230 000 € without fees), well

condominium(216 lots in the

condominium), annual current expenses

2 376 €(198 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 25496 Villeneuve-Loubet

3-room apartment on the top floor, crossing, Villeneuve-Loubet, in a secure condominium, in absolute calm, not overlooked, consisting of a living room opening onto a balcony not overlooked, an independent equipped kitchen benefiting from a pantry, two bedrooms with cupboard, a dressing room, a bathroom and a separate toilet. Apartment in perfect condition, no work required, benefiting from parking and cellar. To visit without delay

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 950 and 1350 € (reference year 2021)  
Document non contractuel - 27/07/2024

