



675 000 €

**For sale apartment**

**3 rooms**

**Surface : 79 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : Top notch**

**Standing : Luxury**

**Building condition : GOOD**

**Features :**

Double Glazing, Parlophone, air conditioning, Caretaker, Electric blinds, Electric shutters, Piscine dans copropriété

2 bedroom

2 terraces

1 bathroom

1 shower

1 parking

**Legal information**

675 000 €

Fees paid by the owner, well condominium, annual current expenses 3 360 € (280 € 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 25538 Villeneuve-Loubet

Villeneuve-Loubet / Haut de Vaugrenier / exceptional 3-room garden apartment  
Quietly, in the heights of Vaugreniers, magnificent 3-room ground floor apartment, completely and magnificently renovated. Very beautiful living room with fully equipped open kitchen, a utility room, beautiful entrance with storage, 2 bedrooms with storage, one with an adjoining bathroom, a shower room with toilet. This apartment extends into a covered terrace as well as a very pretty corner garden with lovely trees, with automatic watering. You will be seduced by the materials used, the clamor and the proximity of the estate's shops. Secure parking.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 803 and 1087 € (reference year 21)  
Document non contractuel - 03/09/2024

