

**2 100 000 €**

**Contact agency**

**Azur Méditerranée**

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**For sale apartment**

**4 rooms**

**Surface : 116 m²**

**Exposition : Est**

**View : Mer panoramique**

**Inner condition : GOOD**

**Standing : luxury**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, electric shutters, POOL

3 bedroom

4 terraces

3 show ers

4 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel



### Apartment Villefranche-sur-Mer

Just a stone's throw from the Villefranche-sur-Mer harbor and the port, discover this superb duplex with rare amenities, nestled in a luxury residence with swimming pool, caretaker and direct access to the sea. The entrance opens onto a bright living room, extended by a dining room. The separate, fully equipped kitchen blends seamlessly into the living space. A beautiful terrace offers breathtaking panoramic views of the sea and Saint-Jean-Cap-Ferrat. A storage area and guest toilet complete this level. Upstairs, the sleeping area features two en-suite bedrooms with separate shower rooms and toilets. They share a large terrace with exceptional sea views. A third bedroom, located on the garden side, also benefits from its own bathroom with WC. We thus find access to a private, quiet and unoverlooked garden, with a direct pedestrian exit to the Moyenne Corniche. The rooftop, accessible by an exterior spiral staircase, is a true open-air living space: summer kitchen, dining area, sun loungers, and a 180° view of the Mediterranean. The apartment is equipped with reversible air conditioning. A closed garage is included. A rare property, combining comfort, privacy and exceptional panorama.

**Fees and charges :**

Annual current expenses 10 188 €

Well condominium

2 100 000 € fees included

