



172 500 €

**For sale rez-de-jardin**

**1 room**

**Surface : 26 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Year of construction : 1982**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : Excellent**

**Standing : Résidentiel**

**Building condition : Bon**

**Features :**

Ascenseur, Double vitrage, Résidence sécurisée, Calme, Résidentiel, Stores manuels, Volets roulants électriques, Parking visiteurs

1 terrace

1 bathroom

1 WC

1 parking

**Legal information**

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Fees paid by the owner, well condominium (61 lots in the condominium), annual current expenses 660 € (55 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Rez-de-jardin 1 Villeneuve-Loubet

To seize quickly, magnificent studio near the beaches in Villeneuve-Loubet! Located on the ground floor in a quiet and secure residence of two-story residential standing, this 26 m<sup>2</sup> apartment combines charm and modern comfort. It has a superb 30 m<sup>2</sup> terrace, perfectly exposed to the south and offering a breathtaking view of the garden. It also includes a spacious living room of 26 m<sup>2</sup>, an equipped American kitchen, a bathroom, a toilet, and benefits from an excellent interior condition. It also offers many services: elevator, double glazing, manual blinds, electric roller shutters and a visitor parking lot. The heating and hot water are individual and the air conditioning is reversible. Built in 1982, the building is in good condition. It offers you the guarantee of a peaceful life a stone's throw from the sea! The Proche Plages area of the town of 06270 Villeneuve-Loubet, nestled on the French Riviera, offers a breathtaking spectacle of...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 304 and 412 € (reference year 2021)  
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