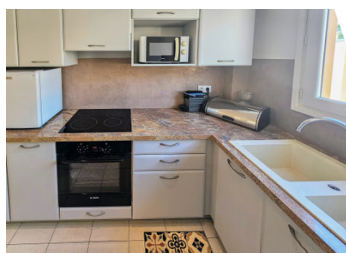
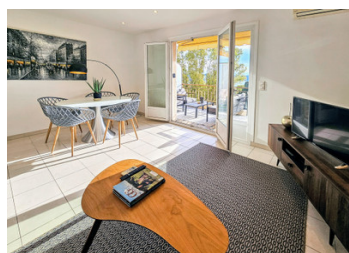


I-Bedroom Apartment in Prime Location in Villefranche-Sur-Mer on Elevated Floor w/ High Rental Potential



INFORMATION

Town:	Villelongue-de-la-Salanque
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	50 m ²
Outside Space:	8 m ²



IN BRIEF

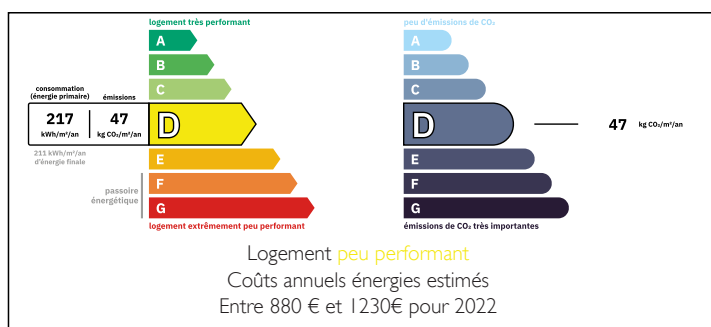
Located in the heart of Villefranche-sur-Mer, this bright 1-bedroom apartment offers breathtaking panoramic views of the sea, the bay, and the prestigious Cap Ferrat.

Situated on the second-to-last floor of a charming residence with an elevator, it boasts an ideal southeast exposure, flooding the space with natural light.

The spacious living room opens onto a beautiful terrace, perfect for soaking in the stunning scenery. The bedroom features a built-in wardrobe and elegant hardwood flooring, while the separate, fully equipped kitchen adds to the apartment's functionality. A modern shower room and separate WC complete the layout.

With shops, restaurants, the old town, the port, and the beach just a short stroll away, this is an

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 991 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OVERVIEW:

Nestled in the heart of Villefranche-sur-Mer, this stunning 1-bedroom apartment offers an unbeatable combination of breathtaking sea views, a prime central location, and excellent rental potential.

The apartment is ideally situated on Avenue Maréchal Foch, right on the iconic coastal road that connects Nice to Monaco and Menton.

THE LAYOUT:

Perched on the second-to-last floor of a small, well-maintained residence with an elevator, the apartment enjoys a desirable southeast exposure, ensuring abundant natural light throughout the day.

Designed for both comfort and functionality, the bright and airy living room opens up to a beautiful terrace. The separate, fully equipped kitchen provides added convenience, offering ample storage and workspace.

The bedroom exudes warmth and charm with its solid hardwood flooring and built-in closet, creating a cozy and inviting retreat. A modern shower room and a separate WC complete the layout, ensuring optimal practicality. The apartment is equipped with reversible air conditioning and gas-fueled central heating.

The furniture can be purchased as an option, allowing for an easy and immediate move-in.

THE AREA:

Villefranche-sur-Mer is a picturesque former fishing village that has retained its authentic Mediterranean charm. Known for its colourful facades, scenic harbour, and sandy beach, it is one of the most sought-after locations on the Côte d'Azur.

With Nice just a 10-minute drive away and the Villefranche-sur-Mer train station in walking distance, you will have excellent transport links to the entire