

2 rooms 65m ,3rd floor, terrace 17m , balcony 10m , 1 bed, 1 shower, 2 toilets. Convertible into 3 rooms 82m



## INFORMATION

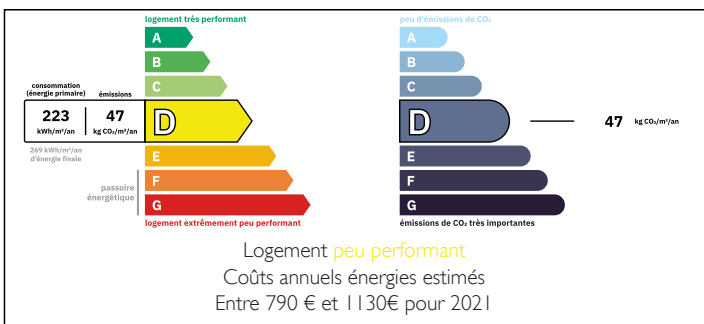
Town:	Villefranche-sur-Mer
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	65 m2
Outside Space:	27 m2



## IN BRIEF

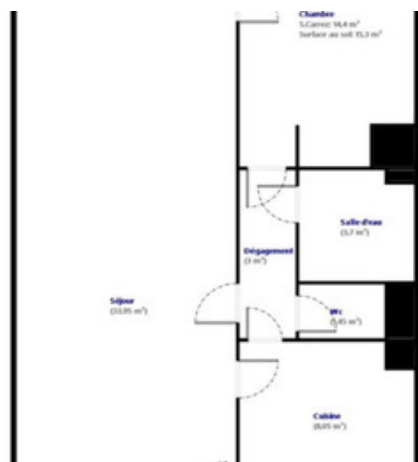
Villefranche-sur-Mer: Panoramic view of the sea and the bay of Villefranche.

## 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.



## DESCRIPTION

2-room apartment of 65 m<sup>2</sup> convertible into a 3-room apartment of 82 m<sup>2</sup> of living space. Facing the harbor and just steps from the beaches, this bright and airy apartment features a double living room with a balcony overlooking the sea, a fitted kitchen, a large terrace facing the hillside, a bedroom, a bathroom with toilet, and a separate toilet. A shared outdoor parking space is included. There is a secure communal bicycle storage area, and bus stops are located in front of the building. It is situated near the Saint-Jean bridge, the beaches, and all amenities.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:	1163 EUR
Taxe habitation:	EUR

## NOTES