



STUNNING 2-BEDROOM APARTMENT - SEA VIEW

1 190 000 €



DESCRIPTIVE :

Superb apartment located between the middle and lower Corniche, in a sought-after residential area, close to all amenities.

This 2-bedroom apartment of approximately 100SQ.M (90.69SQ.M Loi Carrez) was recently and completely renovated with beautiful finishings and air conditioned. It is located on the 2nd floor out of 3 and consists of: entrance hall, large living/dining room, independent kitchen, a bedroom with en-suite shower room and access to the terrace, a bedroom with office area and adjoining shower room, guests toilet.

The apartment benefits from a superb terrace of approximately 25SQ.M (circular) and benefits from a magnificent sea view over the Bay of Villefranche and Cap Ferrat. A large cellar as well as a closed parking space complete this magnificent property.

Property in co-ownership Building: Yes

No procedure in progress (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH)

Monthly co-ownership charges: €480 (on average over the year. Charges include heating and hot & cold water)

Land tax: €2067

Diagnostics : on process

Energy Consumption: D - 180Kwh/m2/year

GHG emissions: E - 39gCO2/m2/year

Information on the risks to which this property is exposed is available on the

"Géorisques" website: <http://georisques.gouv.fr>

Agency fees due by the seller.

REF: VF363

DETAILS



*91 m²



25 m²



Excellent condition



2



Facing south east



Sea view

*marketable surface area

LE CASTEL SAFRANET
VILLEFRANCHE-SUR-MER



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