DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Leonardo Petroni
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VILLEFRANCHE – BEAUTIFUL 4-ROOM APARTMENT COMPLETELY RENOVATED IN 2024

Reference 06230_LPR

DESCRIPTION OF THE PROPERTY

In a sought-after location in Villefranche, we are pleased to offer for sale this bright 4-room apartment, located on the second floor and completely renovated in 2024 with modern, high-quality finishes. The apartment features a spacious and welcoming living room with an open-plan kitchen, creating a convivial and functional living space. The living area also benefits from access to a balcony, perfect for relaxing and enjoying the pleasant mountain views. The property comprises three bedrooms, one of which has direct access to the second balcony, a bathroom, a separate toilet, and a practical laundry room. For year-round comfort, the apartment is equipped with air conditioning in every room. The property is completed by a parking space and a cellar, providing additional convenience and storage space. Key features: 4-room apartment Completely renovated in 2024 Second floor Living room with open-plan kitchen Two balconies One balcony directly accessible from one of the three bedrooms Mountain views Air conditioning in every room Bathroom + separate toilet Laundry room Parking Cellar A modern, comfortable and move-in-ready apartment, ideal as a primary residence, second home or investment, in one of the most sought-after areas of the French Riviera.

€ 495 000

FEATURES

City	**Villefranche-sur-Mer**	Charges co-ownership :	**€ / month 150**
Terrace :	**Yes**	Cellar :	**Yes**

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Type of parking :	**Outside**	Carrez surface :	**71 m²**
Free at the time of sale :	**Yes**	Honorary payable by :	**seller**

< 71	A
71 to 110	B
111 to 180	C
181 to 250	D
251 to 330	E
331 to 420	F
> 420	G

141 kWh / m² / an

< 7	A
7 to 11	B
12 to 30	C
31 to 50	D
51 to 70	E
71 to 100	F
> 100	G

18 kg eq CO2 / m2 / an

Date of energy audit :

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