

VILLEFRANCHE SUR MER - RENOVATED VILLA WITH SWIMMING POOL

For sale

2 150 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 4 rooms	<i>District</i> Mont Leuze	<i>City</i> Villefranche-sur-Mer
<i>Country</i> France	<i>Living area</i> 170 m²	<i>Bedrooms</i> 3	<i>Bathrooms</i> 3
<i>Box</i> 1	<i>Condition</i> Luxurious services	<i>View</i> Garden views	<i>Exposure</i> Double exposure -South/West
<i>Release date</i> Now	<i>Ref.</i> VF1565		

Located in a quiet, residential area of Villefranche-sur-Mer, this villa with around 170 sqm of living space offers top-of-the-range features on a 1,517 sqm flat plot, with swimming pool and well-kept outdoor areas.

The garden level features a welcoming entrance hall, a fully-equipped open-plan kitchen opening onto a bright dining room, a living room extending onto a terrace with bioclimatic pergola, a utility room, a separate toilet and a first bedroom with dressing room and en suite shower room/WC.

Upstairs, two further bedrooms each have their own bathroom or shower room with WC. Both open onto a large 60 m² terrace.

The villa has been renovated using high-quality materials and offers optimum comfort: centralised air conditioning, underfloor heating, LED lighting, double glazing, mosquito nets and much more.



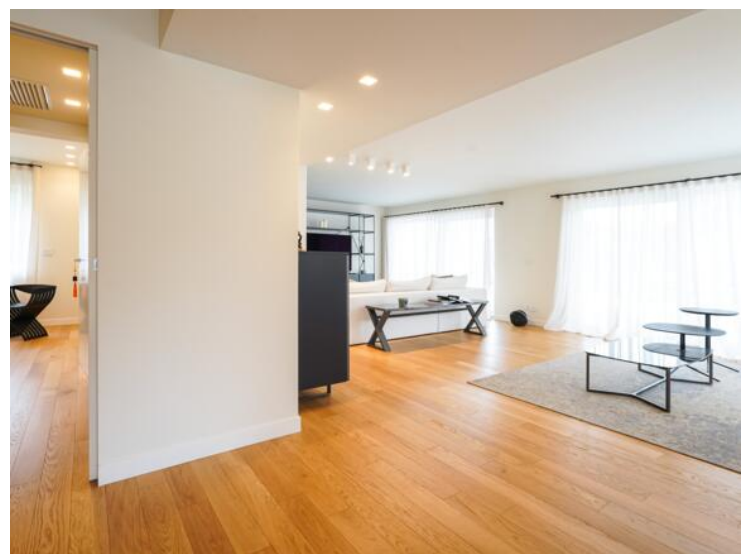
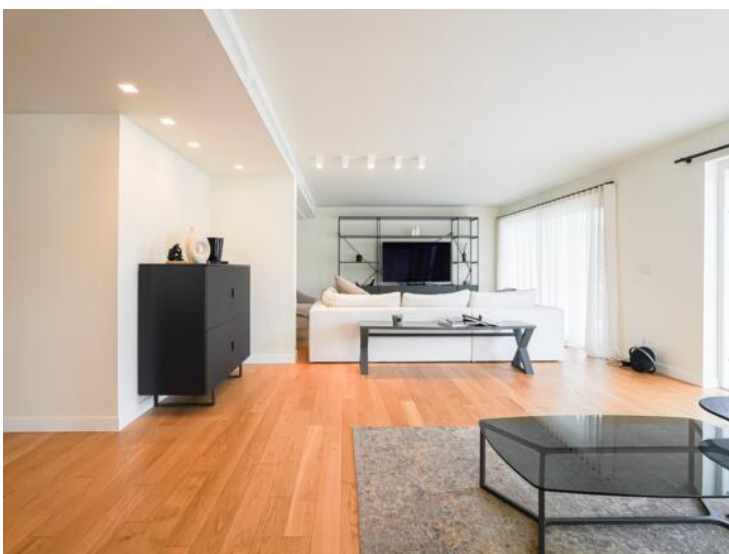
The exterior also features a lovely pool area and parking for several vehicles.

Fees are payable by the vendor unless otherwise stipulated in the mandate.

Estimated annual energy costs for standard use: between €643 and €869. Average energy prices indexed to 2023.

The property is not subject to co-ownership.

The property is subject to an inventory of natural risks and pollution, which can be consulted on the Géorisques website: <https://georisques.gouv.fr/>

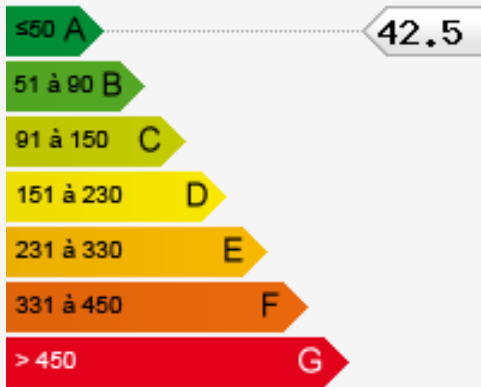








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