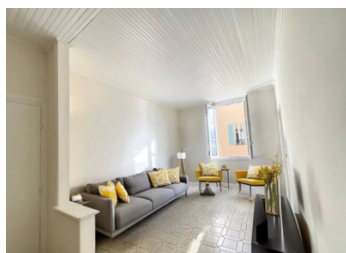
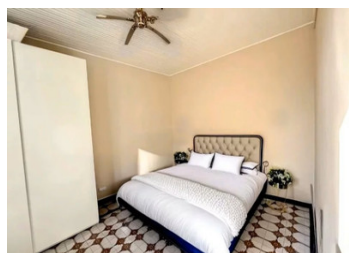
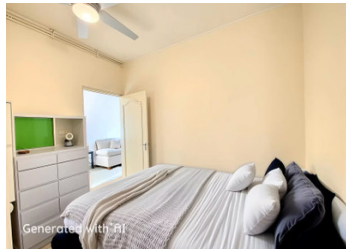


3 room apartment, 67m<sup>2</sup>, 2nd floor of 4, no lift. 2 beds, 2 baths, 2 wc's. Centre VILLEFRANCHE S/MER.



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Villefranche-sur-Mer |
| Department: | Alpes-Maritimes      |
| Bed:        | 2                    |
| Bath:       | 2                    |
| Floor:      | 67 m <sup>2</sup>    |
| Plot Size:  | 0 m <sup>2</sup>     |



## IN BRIEF

Côte d'Azur, Villefranche-sur-Mer – Old Town center.

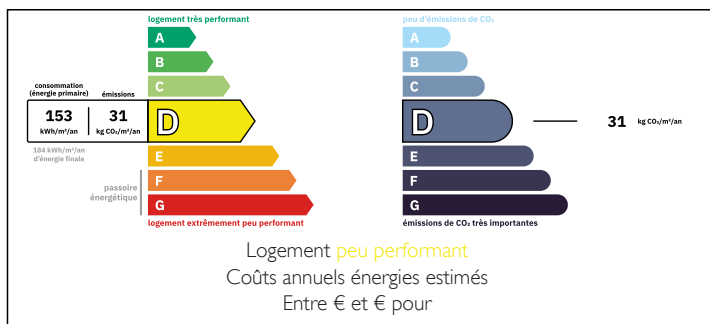
Charming 3-room apartment in the heart of the Old Town.

Located on the second floor of a traditional building, this 67 m<sup>2</sup> apartment offers an exceptional living environment.

Ideal as a holiday home or a rental investment, it benefits from low service charges and is free of any ongoing legal proceedings.

It is situated just 25 minutes from Nice airport and 500 meters from the train station, with several bus lines (15, 600, and 80) nearby.

## 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

This property features two bright bedrooms, an equipped kitchen, and a living room.

Offering a glimpse of the sea from the windows, it is located just steps away from the charming Place Amélie Pollonais, the famous Cocteau Chapel, and the sea.

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

## NOTES