LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47836JEV06 Price: 895 000 EUR

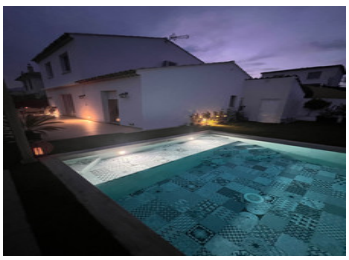
agency fees included: 3 % TTC to be paid by the buyer (865 000 EUR without fees)

VILLENEUVE-LOUBET — Beautiful 120 m Contemporary Home • Energy Rating A • With a 10-Year Warranty















INFORMATION

Town:	Villeneuve-Loubet
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	0 m2

IN BRIEF

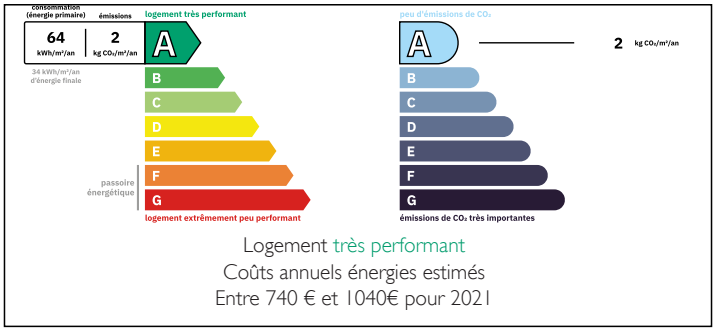
Located in a sought-after residential area of Villeneuve-Loubet, this beautiful contemporary 120 m² home offers modern comfort, generous living spaces and a carefully designed layout combining functionality and quality of life.

The property is still covered by the French ten-year structural warranty (garantie décennale) and benefits from an Energy Performance Certificate rated A, reflecting excellent energy efficiency.

The home offers a particularly comfortable family layout, featuring a generous living area, a master suite on the ground floor and three additional bedrooms upstairs.

Outside, a 5.70 m² fully fitted garden shed provides valuable additional space for storage, hobbies or practical use.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 740 € et 1040€ pour 2021

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.

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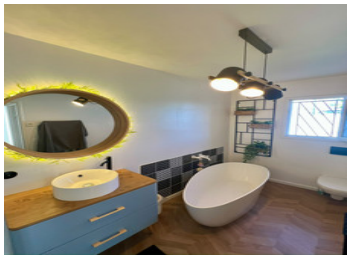
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LOCAL TAXES

Taxe foncière: **1400 EUR**

NOTES

DESCRIPTION

Villeneuve-Loubet enjoys a highly desirable location between Nice and Cannes, with Antibes just minutes away, providing easy access to the best of the French Riviera.

The property is conveniently located close to shops, restaurants and everyday amenities, while offering excellent access to the beaches, surrounding towns and major transport links.

Approximately 20 minutes from Nice Côte d'Azur International Airport
Approximately 10 minutes from the railway station, with access to the regional rail network and wider European connections
Approximately 15 minutes from the beaches
Just minutes from major shopping facilities, including Polygone Riviera
Easy access to Antibes, Nice, Cannes and Sophia Antipolis

This exceptional location makes the property equally attractive as a primary residence, second home or investment property on the French Riviera.

ROOM DIMENSIONS

Ground Floor:
Living room: 39.50 m²
Entrance hall: 6.20 m²
Pantry / storage room: 3.50 m²
Laundry room: 5.98 m²
WC: 1.26 m²
Master suite with dressing area: 13.28 m²
Bathroom with shower, bathtub and WC: 4.47 m²

First Floor:
Bedroom 1: 11.30 m²
Bedroom 2: 11.27 m²
Bedroom 3: 10.39 m²
Landing / hallway: 5.30 m²
Bathroom with shower, bathtub and WC: 5.50 m²