



168 800 €

**Buying floor**

1 room

Surface : 25 m<sup>2</sup>

Surface of the living : 14 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud sud est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : CORRECT

Standing : residential

Building condition : CORRECT

**Features :**

Studio+mezzanine, Double Glazing,  
Secured residence, Quiet residential,  
Sunny, Dressing, Rangement, Chambre  
mezzanine, Piscine, Espaces verts,  
Stationnements aux abords

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

28/04/2024 - Prix T.T.C



**Floor 12901 Villeneuve-Loubet**

EXCEPTIONAL SEA VIEW in absolute calm on the residential sector of GINESTIÈRES on VILLENEUVE LOUBET near the beaches of the motorway access and the old village, our agency invites you to discover without delay this charming studio with mezzanine located in a small secure residence of good standing with swimming pool and green spaces and in a dominant position offering a superb sea view over the marinas and greenery not overlooked, it benefits from a pleasant south-facing terrace, the distribution is functional and optimized without loss of space offering a beautiful living room with its equipped kitchenette, a bathroom and separate toilets, the hall has storage, a Garage, easy and free parking around, REAL QUALITY OF LIFE, euros, Fees payable by the Seller, Goods subject to the status of co-ownership, Cabinet ALPES AZUR Immobilier [www.alpesazur.com](http://www.alpesazur.com) The apartment sales specialist 04.93.20.10.00

Fees and charges :

Annual current expenses 1 200 €

Well condominium

168 800 € fees included



