



275 000 €

**For sale apartment**

**3 rooms**

**Surface : 60 m²**

**Surface of the living : 27 m²**

**Year of construction : 1975**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : Plan amélioré**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, residential, Electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Legal information**

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Fees paid by the owner, well  
condominium (25 lots in the condominium),  
annual current expenses 2 040 €  
(170 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2767 Villeneuve-Loubet

Beautiful renovated through-apartment of 3 rooms, 60 m², converted into 2 rooms, located in a pleasant complex in Villeneuve-Loubet. This apartment, situated on the second-to-last floor, offers an open view and a southwest exposure. You will find a double living room, an independent kitchen, a dressing room, a shower room, a bedroom, and a toilet. It is very easy to restore the second bedroom. The residence ensures peace and quality of life in a residential neighborhood. Great opportunity!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 840 and 1180 € (reference year 2023)  
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