

# French Properties

ONLINE

€1 450 000

**4 bedroom duplex**

**Surface : 133 m²**

**Surface of the living room: 54 m²**

**Terrace area: 100 m²**

**Exposition: south**

**View : sea**

**Kitchen: Equipped**

**Inner condition: excellent**

**Features:**

sea view , double glazing, duplex, calm, shops at walking distance, pool

4 bedroom

2 terraces

3 bathrooms

2 parkings

1 cellar

**Energy class (dpe): C**

**Emission of greenhouse gases (ges): A**

Document non contractuel

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## Duplex Villefranche-sur-Mer

Exclusive apartment with a large terrace with a view of the Mediterranean sea! This luxury duplex apartment is located in a prestigious condominium with swimming pool in Villefranche-sur-Mer. The home offers a perfect balance between villa and apartment, with high comfort and exclusive facilities. The main floor consists of a large, bright living room of over 54 m² which opens onto an impressive south-facing terrace of 65 m², where you can enjoy the beautiful sea view. On this level is also the spacious master bedroom with its own bathroom. On the floor below are three bedrooms, a spacious walk-in closet, a bathroom and a separate shower room. The bedrooms have direct access to the floor's 35 m² terrace. Two parking spaces and a basement storage room are included. The airport and Nice are 30 minutes away by car, Monaco a short drive away.

Fees and charges :

Annual current expenses 5 700 €

Well condominium

29 lots in the condominium 1 450 000 € fees included

