

STUNNING 2-BEDROOM APARTMENT - SEA VIEW



DESCRIPTIVE :

Superb apartment located between the middle and lower Corniche, in a sought-after residential area, close to all amenities.

This 2-bedroom apartment of 90.69SQ.M (Loi Carrez) was recently and completely renovated with beautiful finishings and air conditioned. It is located on the 2nd floor out of 3 and consists of: entrance hall, large living/dining room, independent kitchen, a bedroom with en-suite shower room and access to the terrace, a bedroom with office area and adjoining shower room, guests toilet.

The apartment benefits from a superb terrace of approximately 25SQ.M (circular) and benefits from a magnificent sea view over the Bay of Villefranche and Cap Ferrat.

A large cellar as well as a closed parking space complete this magnificent property.

Property in co-ownership Building: Yes

No procedure in progress (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH) Monthly co-ownership charges: €480 (on average over the year. Charges include heating and hot & cold water) Land tax: €2067 Diagnostics : on process Energy Consumption: D - 180Kwh/m2/year GHG emissions: E - 39gCO2/m2/year

DETAILS

∱ <mark>m</mark> ²]	1
	*91 m ²
	25 m²
	Excellent condition
	2
\oslash	Facing south east
	Sea view

*marketable surface area





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Information on the risks to which this property is exposed is available on the "Géorisques" website: http://georisques.gouv.fr Agency fees due by the seller.

REF: VF363





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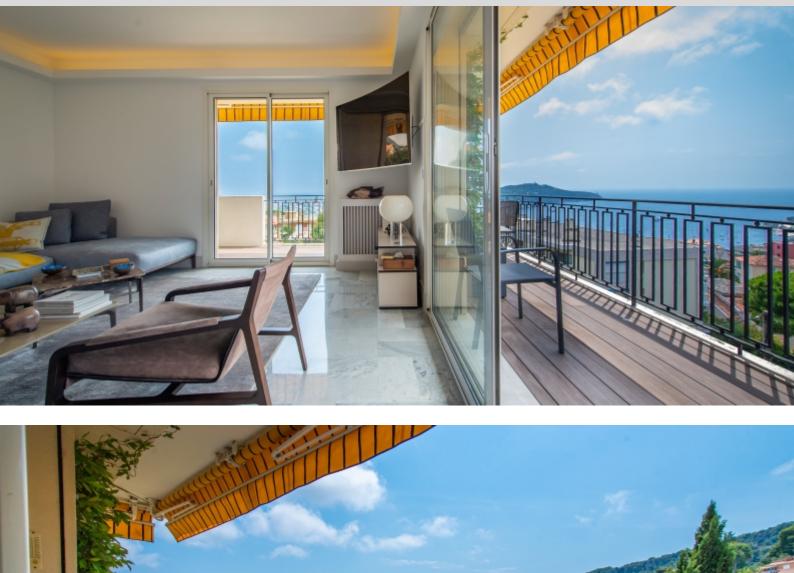








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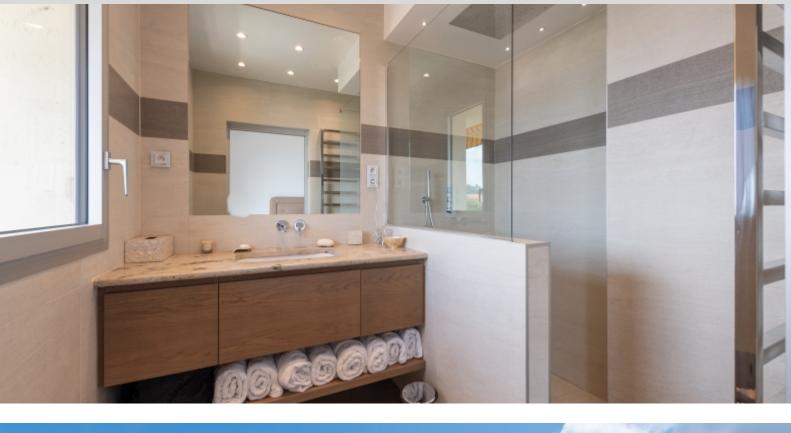
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