

**395 000 €**

**For sale apartment**

**1 room**

**Surface : 39 m²**

**Surface of the living : 27 m²**

**Year of construction : 1986**

**Exposition : Nord ouest**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Standing : prestige**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence,  
 Calm, Caretaker, residential, Electric  
 shutters, Pool, Air conditioning

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Legal information**

395 000 €

Fees paid by the owner, well condominium,  
 annual current expenses 2 136 €  
 (178 € 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 2626 Villeneuve-Loubet**

In a luxury seaside residence with direct beach access, a caretaker, swimming pool, and wooded park, come and discover this superb studio apartment of 45 m² of living space, located in a perfectly quiet setting. The apartment features a spacious living room with an open kitchen of 27 m², a clearly defined sleeping area, a shower room, separate toilets, a 6 m² loggia, and a large, deep terrace of about 15 m², perfect for enjoying the sunny days. Comfort and quality appointments included: reversible air conditioning, double-glazed windows, electric roller shutters. An underground parking space and a cellar complete this property. Close to the famous Marina Baie des Anges' restaurants, shops, transport, and amenities, this apartment makes an ideal seaside pied-à-terre or an excellent rental investment.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
 Document non contractuel - 05/12/2025

