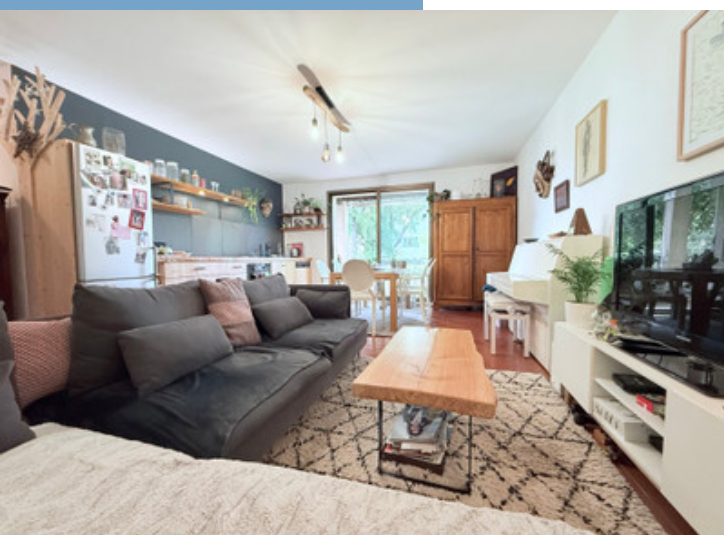




EXCEPTIONAL PRIVATE ESTATE WITH POOL
AND TENNIS – BRIGHT 3-BEDROOM APARTMENT
WITH TERRACE, OPEN VIEWS PARKING.

EXCEPTIONAL PRIVATE
ESTATE WITH POOL AND
TENNIS – BRIGHT
3-BEDROOM APARTMENT
WITH TERRACE, OPEN VI...



PROPERTY FACT FILE

REFERENCE	A37043SST06
PRICE	€ 565,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	84 m²
LAND	12 m²
TOWN	Villeneuve-Loubet
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	Good condition
FEATURES	Private parking, High speed internet, Close to golf course
<small>*Price based on current exchange rate which is subject to change</small>	



- Exceptional estate with 24/7 security
- Residence with swimming pool tennis padel restaura
- 3 beds 2 bath
- Absolute peace with a view of greenery
- 5 minutes from the beaches and 10 minutes from Nic

EXCEPTIONAL PRIVATE
ESTATE WITH POOL AND
TENNIS – BRIGHT
3-BEDROOM APARTMENT
WITH TERRACE, OPEN
VI...

Ref : A37043SST06

Exceptional Estate with Pool & Tennis – Hauts de Vaugrenier

In a prestigious 130-hectare private estate, this bright 84 m² 3-bedroom apartment offers absolute calm, greenery views and a glimpse of the sea. It features a spacious living room opening onto a

DESCRIPTIF

A Rare Slice of Paradise Between Sea, Nature and Elegance – Hauts de Vaugrenier

Between Nice and Cannes | Secured Estate with 24/7 Concierge

Villeneuve-Loubet – A Hidden Gem Between Sea, Nature, and Elegance

Within the prestigious Hauts de Vaugrenier estate, discover this superb 84 m² apartment, a true haven of peace filled with natural light. It offers an exceptional lifestyle, combining absolute calm, open views of greenery, and a glimpse of the sea.

This rare property features a bright and spacious living room opening onto a south/southeast-facing covered terrace, ideal for enjoying breakfast, dinner, or relaxed moments with friends all year round. The bespoke solid oak kitchen, handcrafted by a cabinetmaker, will appeal to lovers of charm and authenticity.

The apartment also includes three comfortable bedrooms, a bathroom, a shower room, ample storage, and a harmonious 27 m² living area that balances elegance and functionality. A private parking space and cellar complete the property, located in a secure, green, and preserved environment.

What makes this home truly unique is its location within an exceptional 130-hectare private residential estate, a real oasis of tranquility and wellbeing on the French Riviera, offering an unmatched quality of life:

Manicured landscaped park
Olympic-size swimming pool, club house, restaurant
8 tennis courts, sports fields, children's playground
On-site shops: bakery, pharmacy, and more
Nursery school and bilingual medical cent

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37043SST06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

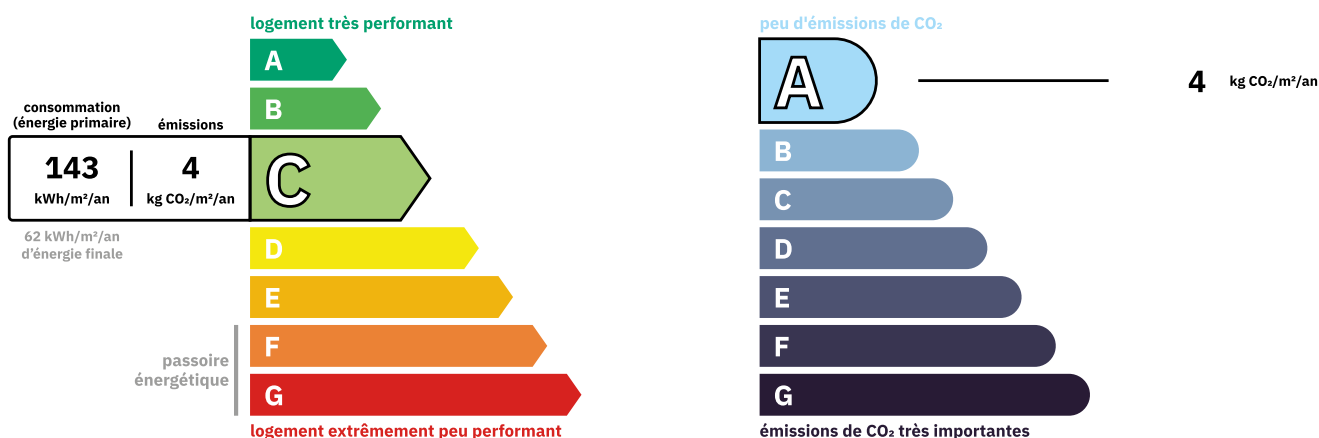
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL PRIVATE
ESTATE WITH POOL AND
TENNIS – BRIGHT 3-BEDROOM
APARTMENT WITH TERRACE,
OPEN VI...

Ref : A37043SST06

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 977 € and 1321 € for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A37043SST06
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr