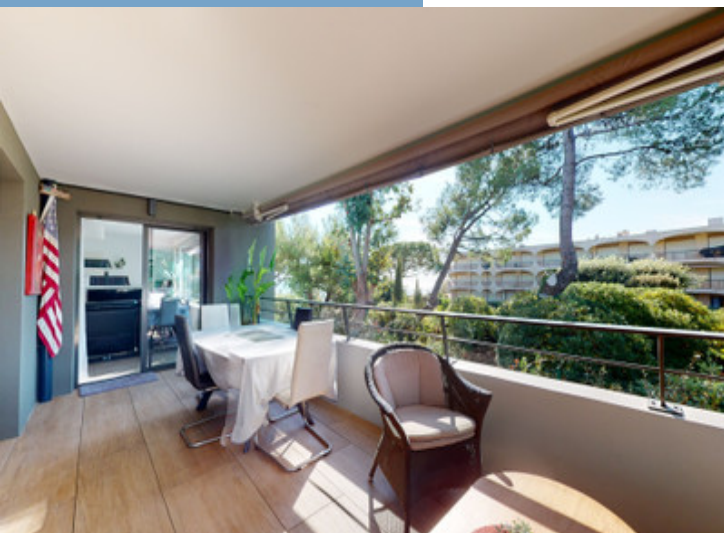
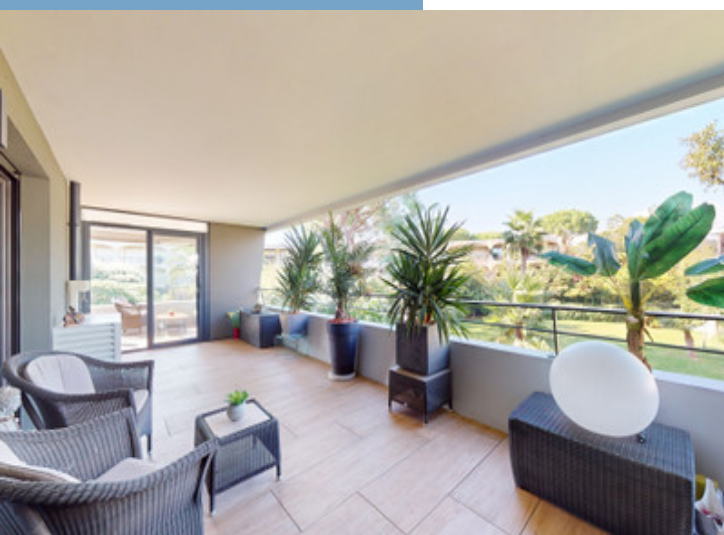




2-BEDROOMS FLAT, 70M² WITH LARGE TERRACE
AND SEA VIEW, IN A PRESTIGIOUS RESIDENCE -
VILLENEUVE-LOUBET

2-BEDROOMS FLAT, 70M²
WITH LARGE TERRACE
AND SEA VIEW, IN A
PRESTIGIOUS RESIDENCE -
VILLENUEVE-LOUB...



PROPERTY FACT FILE	
REFERENCE	A40257VAP06
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	70 m ²
LAND	40 m ²
TOWN	Villeneuve-Loubet
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- New luxury residence (2021) with rooftop pool
- 40 m² west-facing terrace with sea view
- Amenities: secure and guarded, swimming pool
- Direct access to the beach and landscaped gardens
- Two secure underground parking garages

2-BEDROOMS FLAT, 70M²
WITH LARGE TERRACE
AND SEA VIEW, IN A
PRESTIGIOUS RESIDENCE -
VILLENEUVE-LOUB...

Ref : A40257VAP06

In the exclusive setting of the Pearl Beach residence in Villeneuve-Loubet, this superb 70.11 m² three-room apartment offers an exceptional living environment.

Located on the first floor, it charms with its spacious living room of

DESCRIPTIF

Overview:

Located in the highly sought-after Pearl Beach residence, this contemporary 70.11 m² 2-bedrooms apartment is a rare gem on the French Riviera coastline.

On the first floor, it enjoys a privileged location facing the sea and opens onto a 40 m² terrace, a true outdoor living space. The quality of the materials, the elegance of the design, and the modern amenities make this an exceptional address, meeting the expectations of a discerning clientele seeking comfort and refinement.

Layout:

The apartment offers a fluid and functional layout.

The entrance leads to a spacious 37 m² living room, bathed in light thanks to large bay windows and extended by the terrace. The open, fully equipped kitchen blends discreetly and modernly into the living space.

Two comfortable bedrooms, a refined bathroom, a separate toilet, and practical storage space complete the interior.

High-end amenities—reversible air conditioning, electric shutters, home automation, heat pump—ensure optimal comfort every day in a flat where every detail has been carefully considered.

Neighbourhood:

Ideally located, the flat enjoys a sought-after location in Villeneuve-Loubet, between the seafront and the green hills. Here, everyday life is spent with your feet in the water : the beaches are directly accessible from the residence's gardens, while shops, restaurants, markets, and local services are just a few minutes' walk away.

The location also offers excellent connectivity: the A8 motorway, t

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40257VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



2-BEDROOMS FLAT, 70M²
WITH LARGE TERRACE AND
SEA VIEW, IN A PRESTIGIOUS
RESIDENCE -
VILLENEUVE-LOUB...

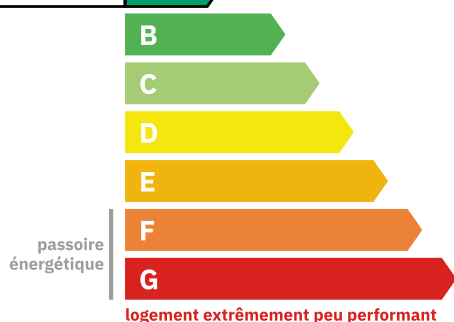
Ref : A40257VAP06

ENERGIE-DPE

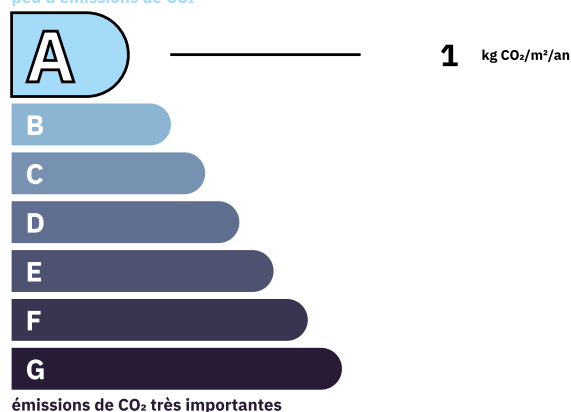
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

consommation
(énergie primaire) | émissions | **logement très performant**

40 kWh/m ² /an	1 kg CO ₂ /m ² /an	A
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peu d'émissions de CO₂



Property **Very efficient**
Estimated annual energy costs
between € and € for

NOTICE

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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.

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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 :A40257VAP06
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