



ASTRAL PROPERTIES

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## TWO BEDROOM APARTMENT WITH VIEW ON CAP FERRAT FOR SALE

For sale

1 590 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>District</i> <b>Col de Villefranche</b>	<i>City</i> <b>Villefranche-sur-Mer</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>80 m<sup>2</sup></b>
<i>Terrace area</i> <b>45 m<sup>2</sup></b>	<i>Total area</i> <b>125 m<sup>2</sup></b>
<i>Bedrooms</i> <b>2</b>	<i>Bathrooms</i> <b>2</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Box</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>Annual costs</i> <b>6 000 €</b>	<i>Condition</i> <b>Luxurious services</b>
<i>View</i> <b>Panoramic sea view</b>	<i>Exposure</i> <b>Optimal exposure</b>

Renovated apartment with a 45 sqm terrace and panoramic views over Villefranche Bay and Cap Ferrat, set in a secure residence with pool, combining tranquility, sunlight and high-end finishes.

For sale, a superb 2-bedroom apartment of approximately 80 sqm, featuring an exceptional 45 sqm terrace



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with breathtaking views over the Bay of Villefranche-sur-Mer and Cap Ferrat. Located in a quiet, secure residence with a swimming pool, this property offers a rare lifestyle combining comfort, serenity, and outstanding scenery.

Completely renovated using high-quality materials and with great attention to detail, the apartment is in perfect condition — everything is brand new. It comprises an entrance hall with corridor, two bedrooms including one with an en-suite bathroom, a second bathroom with a large walk-in shower, a walk-in dressing room, and a bright living room with a separate kitchen.

At the rear, the terrace also features a discreet and practical laundry area.

With optimal exposure, the apartment enjoys absolute peace and sunshine throughout the day.

The property also includes a large closed garage, an outdoor parking space, and a cellar.

A rare opportunity, ideal as a primary residence, a second home, or a prestigious investment.





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