

280 000 €

For sale apartment

4 rooms

Surface : 76 m²

Surface of the living : 30 m²

Year of construction : 1974

Exposition : Sud est

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : Ravalement fait

Features :

Air conditioning, Secured residence,

Residential, Visitor Parking, Double Glazing

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

### Legal information

280 000 € fees included

3,70% VAT of fees paid by the buyer

(270 000 € without fees), well

condominium, annual current expenses

780 € (65 € 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 3339 Vallauris

**EXCLUSIVE OFFER** The Lisnard Real Estate agency is pleased to present the sale of this stunning 3/4-room apartment located in a quiet, family-friendly residence. Completely renovated with taste, you'll be charmed by its ideal location on the hills of Vallauris, in the highly sought-after Impiniers neighborhood, close to Sophia Antipolis, Cannes, and motorway access. This bright, cross-ventilated apartment on the raised ground floor features a large living room with dining area (which can be converted into a third bedroom) complete with ample storage space, opening onto a balcony with a sea view. The open-plan kitchen is practical, modern, spacious, and fully equipped. Finally, there are two lovely bedrooms with built-in wardrobes and a recently renovated shower room with toilet. The property includes reversible air conditioning with two units (in the living room and one bedroom), inertia radiators, a heated towel rail, and a recently...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
 Estimated annual energy between 1302 and 1762 € (reference year 2023)  
 Document non contractuel - 13/10/2025

