

330 000 €

**For sale apartment**

**4 rooms**

**Year of construction : 1900**

**View : Citadine**

**Hot water : Individuelle**

**Features :**

Air conditioning, Calm, Double Glazing

3 bedroom

2 terraces

2 showers

2 WC

4 cellars



### Apartment 3209 Vallauris

The Lisnard Immobilier agency is pleased to present the sale of these two apartments on the second and top floor of a small building close to amenities, schools and college. The first apartment consists of a living room, a dining room, two bedrooms, a separate kitchen and a bathroom. The second one is composed of an entrance serving a kitchen, a living room, a bathroom and a very large bedroom. Possibility of combining the two apartments and making one of more than 120 m<sup>2</sup>! Numerous storage spaces and attic spaces converted for storage and/or further expanding the living space. The plus points (+): few condominium charges, access to shops and schools, calm, multi-exposure. Contact the agency or Florian on 06.17.87.95.95.

#### Legal information

330 000 € fees included

3,45% VAT of fees paid by the buyer (319 000 € without fees), well condominium, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 726 and 982 € (reference year 2023)  
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