

450 000 €

For sale house

3 rooms

Surface : 72 m²

Surface of the living : 30 m²

Surface of the land : 863 m²

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : A refresh

Features :

Air conditioning, Fireplace, Bedroom on ground floor, Double Glazing, Calm

2 bedroom

1 terrace

1 bathroom

1 shower

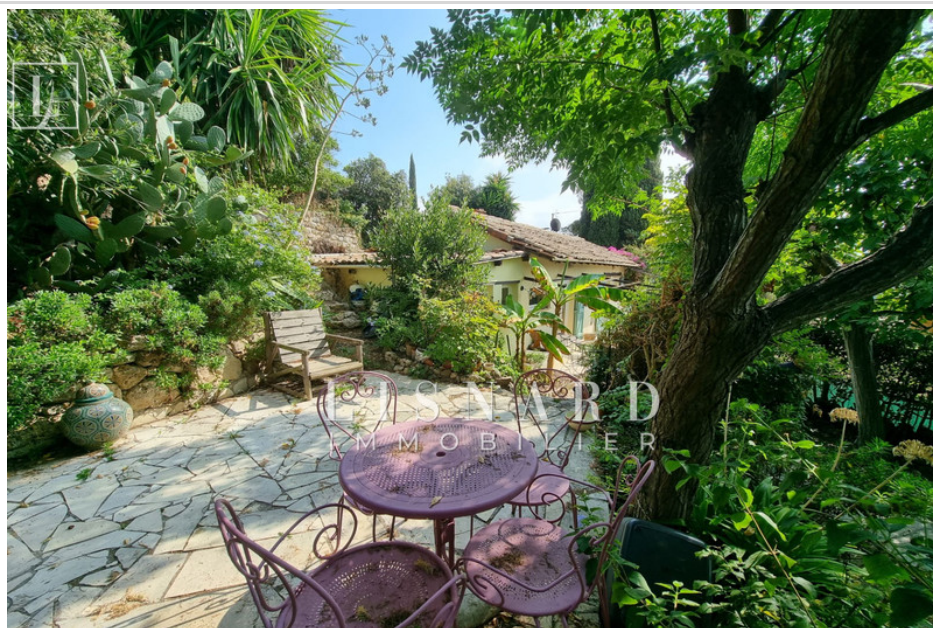
2 WC

1 parking

Legal information

450 000 € fees included

5,88% VAT of fees paid by the buyer (425 000 € without fees), well condominium (2 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 3095 Vallauris

We fell in love with this little corner of paradise to be seized in a popular area of Vallauris. A charming detached house with an area of 72 m², built on a single level. Thanks to its southwest exposure, it is bathed in generous light throughout the day. Facing a green garden, it offers a relaxing setting away from prying eyes. It is composed of a large and comfortable living room of 30 m² with fireplace, an independent equipped kitchen, 2 bedrooms, 1 bathroom, 1 shower room, 2 toilets and a dressing room. Many assets enhance the house: air conditioning, bedroom on one level, double glazing and absolute calm. A large terrace, a wooden chalet, a magpie shed and parking are also available. In the annex: a wooden chalet, a stone shed and a wooden henhouse complete this haven of peace. This cozy nest is nestled on 863 m² of land, ideal for strolling and enjoying the sunny days. Contact the agency or Karin TROCELLO on 06.51.25.70.40

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1095 and 1481 € (reference year 2023)
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