



504 000 €

For sale house

2 rooms

Surface : 90 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 600 m<sup>2</sup>

Exposition : Est ouest

View : Campagne

Hot water : Gaz

Inner condition : to modernize

Features :

Fireplace, Double Glazing, Calm

2 bedroom

1 bathroom

1 WC

1 garage

3 parkings

#### Legal information

504 000 € fees included

5,00% VAT of fees paid by the buyer  
(480 000 € 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](http://georisques.gouv.fr),



#### House 3370 Vallauris

Exclusive Lisnard Real Estate - In a sought-after neighborhood of Vallauris, charming semi-detached house of 90 m<sup>2</sup>, peaceful and spread over 2 levels, set within a flourishing plot of approximately 600 m<sup>2</sup>. On the ground floor, a large garage of 33 m<sup>2</sup>, garden, terrace, and parking spaces. On the first floor: a bright and comfortable through-living room of around 30 m<sup>2</sup> with a fireplace, open kitchen; the house benefits from East-West exposure offering a beautiful open view. Featuring 2 bedrooms, one of which is air-conditioned, 1 bathroom, and 1 toilet, it is perfect for a family. Pool possible. Contact the agency or Florian at 06.17.87.95.95

Document non contractuel - 25/01/2026

