

645 000 €

For sale villa

4 rooms

Surface : 96 m<sup>2</sup>

Surface of the land : 300 m<sup>2</sup>

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tiling

Features :

Air conditioning, Double Glazing, Automatic Watering, Calm

3 bedroom

1 bathroom

1 shower

2 WC

3 parkings

1 cellar

#### Legal information

645 000 € fees included

fees included well condominium, annual current expenses 660 € (55 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Villa Vallauris

Semi-detached villa on one side on two levels, in good interior condition, located in a green hamlet. With a surface area of 96 m<sup>2</sup>, it consists of three bedrooms, an equipped kitchen, a shower room and a toilet. Equipped with services such as double glazing, reversible air conditioning, automatic watering ensuring comfort and well-being on a daily basis. Offering a beautiful southern exposure, you will benefit from a clear view of the countryside. The property also includes land of 300 m<sup>2</sup>, three parking spaces and a cellar. Sanitation is connected to the mains sewer. Come and discover this peaceful place, offering calm and tranquility.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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