

**530 000 €**
**For sale house**
**4 rooms**
**Surface : 108 m²**
**Surface of the living : 38 m²**
**Surface of the land : 750 m²**
**Year of construction : 1984**
**Exposition : Sud ouest**
**View : Dégagée**
**Hot water : Thermodynamique**
**Inner condition : excellent**
**External condition : good**
**Features :**

Air conditioning, Jacuzzi spa, Double  
Glazing, Calm

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

3 parkings

**Legal information**

530 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).

**House 3279 Vallauris**

Co-Exclusive Lisnard Immobilier Located in 06220 Vallauris, this charming house built on a 750 m² plot of land includes a living area of 105 m². Facing southwest, its interior condition is excellent. Built in 1984, the overall condition of the building is good. This two-story house is semi-detached on one side, ensuring optimal tranquility. The interior consists of a spacious 38 m² living room, a fully equipped open-plan kitchen, and three bedrooms. For added comfort, it features reversible air conditioning and hot water provided by a thermodynamic system. Additionally, it offers a bathroom, a shower room, and two toilets. To relax, enjoy its three terraces and a jacuzzi spa. Sanitation is provided by a septic tank. For your peace of mind, the house is equipped with double glazing and offers three parking spaces. What about the view? It's simply unobstructed, making it perfect for those peaceful days. On top of all that, the peaceful setting...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 768 and 1038 € (reference year 2025)  
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