

1 180 000 €

**For sale villa**

**Surface of the land :** 1750 m<sup>2</sup>

**Inner condition :** excellent

**Features :**

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

3 bedroom

2 show ers

2 WC

1 garage

6 parkings



**Villa 3291 Vallauris**

The Lisnard Immobilier agency is pleased to offer you the sale of this magnificent architect-designed villa in a dominant position on the heights of Vallauris. Located in absolute calm and with sea view, the house currently consists of two apartments with independent access, the house is arranged as follows: On the ground floor; a one-bedroom apartment comprising a living room with open-plan kitchen, a very large bedroom with closet and a shower room. A magnificent south-west facing terrace with unobstructed views. Upstairs, a very large T3 apartment which consists of a large living room, a separate kitchen, two bedrooms, one of which is en suite, as well as a shower room and a laundry room. A garden and a terrace. Plenty of parking and a double garage. The house offers magnificent amenities such as air conditioning, electric shutters, heated floors, double glazing, sea view and no overlooked views. Contact the agency or Florian 06.17.87.95.95.

**Legal information**

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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).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Document non contractuel - 26/08/2025

