

1 835 000 €

For sale villa

5 rooms

Surface : 172 m²

Surface of the living : 43 m²

Surface of the land : 2675 m²

Year of construction : 1974

Exposition : Est sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

Features :

Air conditioning, Fireplace, Bedroom on ground floor, Double Glazing, Pool, Automatic gate, Calm

4 bedroom

1 terrace

3 showerers

4 WC

1 garage

8 parkings

1 cellar

#### Legal information

1 835 000 € fees included

4,86% VAT of fees paid by the buyer (1 750 000 € without fees), well condominium, annual current expenses 1 728 € (144 € 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 3099 Vallauris

Do not miss! Splendid detached villa of 160 m² dating from 1974 and in excellent interior condition, ideally facing East, South and West. Located in the picturesque town of Vallauris, this residence offers a breathtaking and unobstructed view. You will be seduced by its generous 45 m² living room, its fully equipped independent kitchen, its 4 bedrooms, its 3 shower rooms and its 4 toilets. Among its quality services: air conditioning, fireplace, bedroom on one level, double glazing, swimming pool, automatic gate and more. Located on a plot of 2600 m², you will enjoy a peaceful and calm exterior. You can also benefit from electric hot water, reversible air conditioning heating and a septic tank for sanitation. Finally, a cellar completes this property. Take advantage of this unique opportunity! Real estate in 06220 Vallauris offers an appealing blend of history, natural beauty and modern conveniences, making it an ideal location for purchasing...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1629 and 2203 € (reference year 2023)  
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