## LISNARD

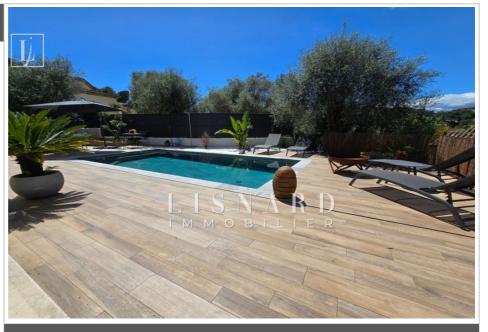
Tél. 04 93 63 12 12 lisnard-immobilier.com Vallauris - Golfe Juan Antibes - Juan Les Pins

## 995 000 €

For sale maison récente 4 rooms Surface : 145 m<sup>2</sup> Surface of the living : 50 m<sup>2</sup> Surface of the land : 1428 m<sup>2</sup> Year of construction : 2022 Exposition : Sud View : Verdure Hot w ater : Thermodynamique Inner condition : new External condition : new Features : Air conditioning, Electric shutters, Bedroom on ground floor, Double Glazing, Pool, Plancher chauffant, Calm

- 4 bedroom
- 1 terrace
- 3 bathrooms
- 2 WC
- 1 garage
- 6 parkings

Legal information 995 000 € Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



## Maison récente 3269 Vallauris

Magnificent modern house in a quiet area of Vallauris. A recent, detached property of 145 m<sup>2</sup>, built in 2022 on a plot of 1428 m<sup>2</sup>. This house comprises on the ground floor a living room with an open-plan kitchen facing south, opening onto a terrace and a swimming pool, a laundry room, a single-storey bedroom with a shower room and a toilet. Upstairs, 3 bedrooms with two shower rooms and a separate toilet. Its high-quality features include air conditioning, electric shutters, double glazing, a swimming pool, underfloor heating, and plenty of parking. Its interior is in new condition. It is heated by a heat pump and is connected to the mains drainage. Close to motorway access and Sophia Antipolis. Contact the agency or Florian at 06.17.87.95.95

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A Estimated annual energy between 670 and  $970 \in$  (reference year 2024) Document non contractuel - 30/04/2025



Lisnard Immobilier - 52 avenue Georges Clémenceau - 06220 Vallauris Tél. +33 (0)4 93 63 12 12 - info@lisnard-immobilier.com - www.lisnard-immobilier.com RCS Antibes 452 219 017 - SIRET 452 219 017 00012 - Document non contractuel