

**765 000 €**
**For sale house**
**8 rooms**
**Surface : 235 m²**
**Surface of the land : 1400 m²**
**Year of construction : 1970**
**Exposition : Sud**
**View : Dégagée**
**Hot water : Electrique**
**Inner condition : A refresh**
**External condition : good**
**Features :**

Air conditioning, Fireplace, Bedroom on ground floor, Pool

8 bedroom

2 bathrooms

2 show ers

4 WC

1 garage

8 parkings

**Legal information**

765 000 €

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 3371 Vallauris**

Family home with pool and outbuilding, located in Vallauris in a pleasant setting, featuring a south-facing exposure with clear views. This welcoming house offers 235m² of living space on a 1400m² plot. The house comprises 2 apartments: The first apartment, located on the garden level, includes a kitchen and a bright living room of about 35m² with a fireplace. The sleeping area consists of 2 bedrooms, an office, as well as a bathroom and 2 toilets. The second unit, upstairs, features a living room of around 33m², a separate kitchen, and a sleeping area with 3 bedrooms. It also includes an office, 2 toilets, and a bathroom. For your comfort, air conditioning is available. Outside the property, you will find numerous outbuildings, a garage, and a workshop. To enhance your comfort, a lovely pool area with a pool house and an independent studio is at your disposal. Contact the agency or Karin TROCELLO at 06.51.25.70.40

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 4350 and 5950 € (reference year 2021,2022,2023)  
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