

525 000 €

**Buying villa**

**4 rooms**

**Surface : 88 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 200 m<sup>2</sup>**

**Year of construction : 1993**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Features :**

Pool, Fireplace, Double Glazing, Laundry room

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

19/05/2024 - Prix T.T.C



**Villa 1213 Vallauris**

Located in a privileged luxury domain, pleasant 88m<sup>2</sup> 4-room villa in good condition benefiting from a small plot with private swimming pool - The villa is composed on the ground floor: living room/American kitchen (31m<sup>2</sup>), bedroom with shower, wc and laundry room - Access to a beautiful terrace with swimming pool on the lower terrace - Upstairs: two bedrooms, bathroom and wc - Double garage of 27m<sup>2</sup> - South/West exposure - Open view without vis-à-vis vis - A visit is essential very quickly!!!

Fees and charges :

Annual current expenses 480 €

Well condominium

525 000 € fees included



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