

3 490 000 €

Buying property

7 rooms

Surface : 500 m²

Surface of the living : 100 m²

Surface of the land : 3200 m²

Year of construction : 1971

Exposition : Sud

View : Mer

Hot water : Individuel

Features :

Surf terrace. 200, pool, air conditioning,

Water distribution: INDIVIDUAL

6 bedroom

1 terrace

2 bathrooms

3 showers

4 WC

2 garage

4 parkings

Legal information

3 490 000 € fees included

6,00% VAT of fees paid by the buyer

(3 292 452 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



Property 1709 Vallauris

In the hills above Vallauris, in a quiet, residential area, this exceptional property boasts panoramic views from Cap d'Antibes to the Lérins Islands. The living area is 320 m² and can be expanded to 500 m². Main level a double living and dining room overlooking the sea of 100 m² in total, double fireplace overlooking the sea with its open Provençal kitchen and, on the east side a splendid terrace with jacuzzi and an independent T3 type apartment. On the upper floor there is a master suite of 25 m² and two other bedrooms, one with a mezzanine, as well as a gym and dressing room. Lower floor: 14m² infinity pool with breathtaking sea views, covered terrace and pool house to be created. Garage, one bedroom and office, and the possibility of creating another two-bedroom apartment. An opportunity awaits you: tranquility, luxury, and panoramic sea views. **MAKE AN URGENT OFFER**

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1340 and 1740 € (reference year 2023)
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