Vallauris – Provence-Alpes-Cote d'Azur

TRANQUIL FAMILY VILLA — OPEN VIEWS & SEA GLIMPSE — VALLAURIS CLOSE TO CANNES

Property ID: 87354092



PURCHASE PRICE: 1.175.000 EUR • LIVING SPACE: ca. 276 m^2 • ROOMS: 9 • LAND AREA: 1434 m^2

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At a glance

Property ID	87354092
Living Space	ca. 276 m²
Rooms	9
Bedrooms	6
Bathrooms	6
Year of construction	1970
Type of parking	1 x Car port

Purchase Price	1.175.000 EUR
House	Single-family house / Detached house
Total Space	ca. 400 m²
Condition of property	In need of renovation
Equipment	Swimming pool

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Energy Data

Type of heating	Stove
Energy certificate valid until	24.03.2036
Power Source	Oil

Energy Certificate	Energy consumption certificate
Final energy consumption	208.1 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1970

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The property





Proposition d'aménagement – Non contractuel

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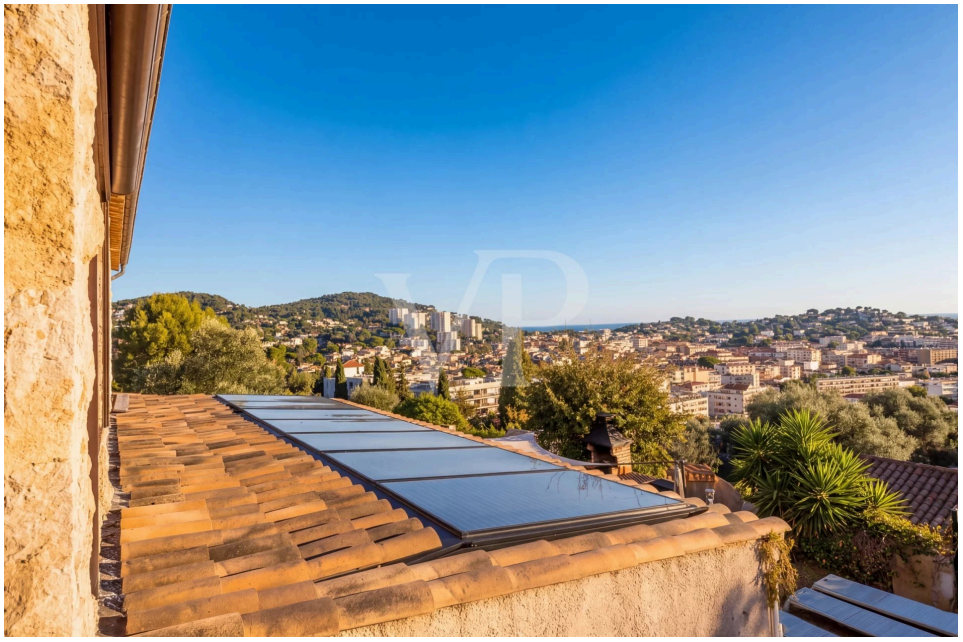
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A first impression

EXCLUSIVITY | Vallauris: In close proximity to Cannes and Le Cannet, set within a quiet and green residential setting, this property offers 276 sqm of living space complemented by 124 sqm of annexes (totaling 400 sqm of built space) set on a 1,434 sqm landscaped plot with a swimming pool.

The villa features bright living areas opening onto expansive south- and east-facing terraces enjoying open views over the hills with a sea glimpse. It comprises 7 bedrooms, several bathrooms, as well as an independent guest accommodation on the garden level.

Extensive outbuildings complete the estate: a 52 sqm cellar, a boiler room, a ground-level workshop, and a covered carport.

Outside, the private grounds include a 35 sqm reinforced concrete swimming pool with natural stone coping.

Ideally located just minutes from shops, schools, and major road links, this substantial family home offers outstanding potential on the heights of Vallauris.

Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr

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Contact partner

For further information, please contact your contact person:

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