

299 000 €

Contact agency

Lisnard Immobilier

52 avenue Georges Clémenceau

06220 Vallauris

04 93 63 12 12 / info@lisnard-immobilier.com

For sale apartment

3 rooms

Surface : 72 m<sup>2</sup>

Year of construction : 1991

Exposition : Sud ouest

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Features :

lift, AIR CONDITIONING, gated, CALM, Deep terrace, residential, electric shutters, double glazing

2 bedroom

2 terraces

1 shower

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

19/10/2024 - Prix T.T.C



## Apartment Vallauris

Magnificent apartment of 75m<sup>2</sup>, 3 rooms, ideally located in Vallauris, in a quiet residential area. This property, nestled on the 1st floor of a luxury secure residence built in 1991, sunny thanks to its South-West exposure. You will be charmed by its excellent interior condition, its equipped kitchen and its thermal comfort optimized by reversible air conditioning. With 2 bedrooms, a shower room, a toilet and two deep terraces, one of which has been transformed into a veranda, you will enjoy a pleasant and functional living environment. As a bonus, the elevator, electric roller shutters and double glazing bring real added value to this property. Parking is also included. Assured crush! Contact the agency or Florian on 06.17.87.95.95

Fees and charges :

Annual current expenses 1 464 €

Well condominium

299 000 € agency fees 3,01% à the responsibility of the buyer included

