

245 000 €

Contact agency

Scandinmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale house

3 rooms

Surface : 55 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Year of construction : 1968

Exposition : Sud ouest

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

CALM, Beach walk, Walking distance to shops, double glazing, 2 terrasses de 24 et 28m<sup>2</sup>, electric shutters

2 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

04/04/2025 - Prix T.T.C



## House 791 Valras-Plage

Charming holiday home a short walk from Valras' beautiful sandy beaches and promenade. This cosy, well-maintained house of approx. 55 m<sup>2</sup> is located in a quiet side street. The home has two beautiful terraces of 24 and 28 sqm, one facing south and one facing north. The south-facing one leads into the living/dining room of 22 m<sup>2</sup> with an open kitchen. The bedroom has direct access to the rear terrace which has a garden shed with storage space. The bathroom and toilets are also on this level. The stairs lead to the mezzanine of 6.5 m<sup>2</sup>, and another large bedroom of 14 m<sup>2</sup>. Double-glazed windows, electric roller shutters. A parking space comes with the house. The property is sold furnished. Valras-Plage is a pleasant and modern seaside resort. With kilometers of beautiful sandy beaches in the middle of the town, cozy restaurants and leisure activities for the whole family.

Fees and charges :

Well condominium

3 lots in the condominium 245 000 € agency fees 4,87% à the responsibility of the buyer included

