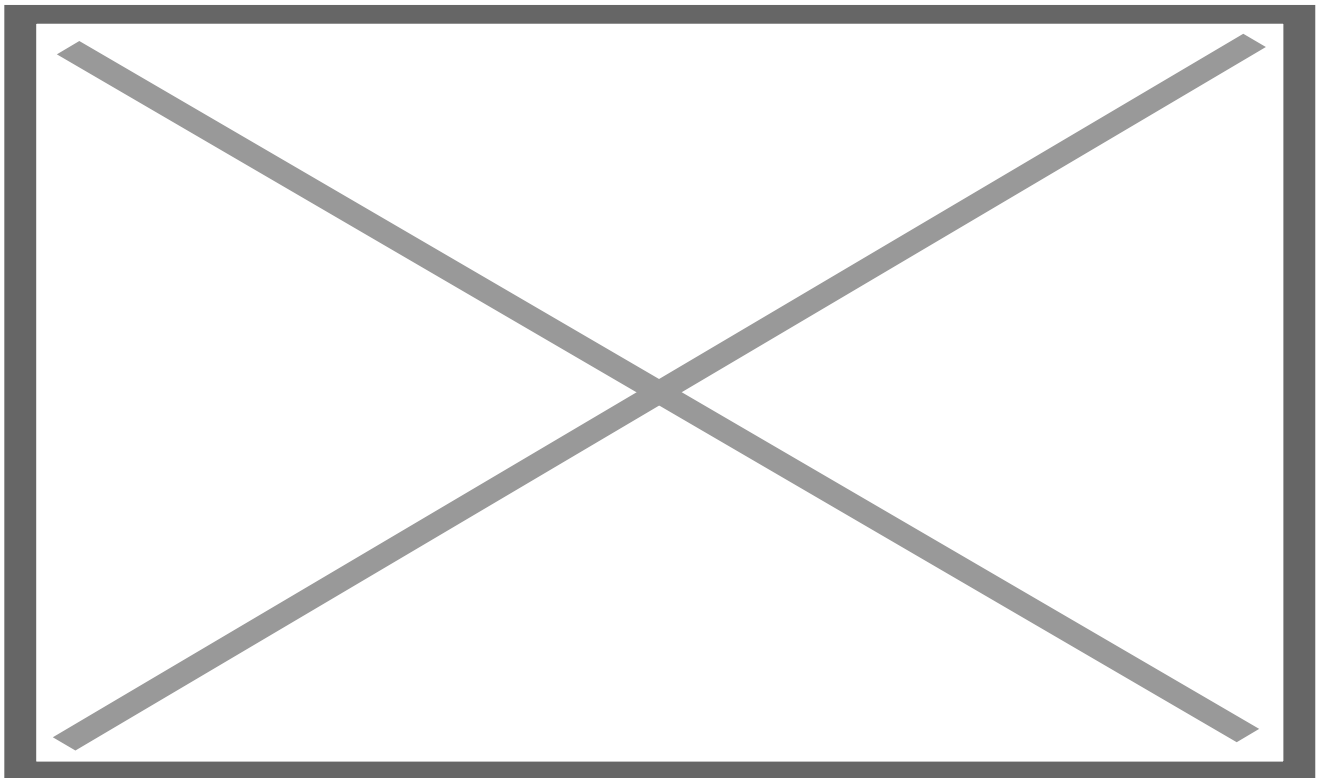


Vallauris - Provence-Alpes-Cote d'Azur

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

Property ID: 87354092



PURCHASE PRICE: 1.175.000 EUR • LIVING SPACE: ca. 276 m² • ROOMS: 9 • LAND AREA: 1.434 m²

Property ID: 87354092 - 06220 Vallauris - Provence-Alpes-Cote d'Azur

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Contact partner**

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At a glance

Property ID	87354092	Purchase Price	1.175.000 EUR
Living Space	ca. 276 m ²	House	Single-family house / Detached house
Rooms	9	Total Space	ca. 400 m ²
Bedrooms	7	Condition of property	In need of renovation
Bathrooms	5	Equipment	Swimming pool
Year of construction	1970		
Type of parking	1 x Car port		

Property ID: 87354092 - 06220 Vallauris - Provence-Alpes-Cote d'Azur

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



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The property



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A first impression

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:

Martina Aniansson & Marc Sebastian Aniansson

76 Boulevard de la Croisette, 06400 Cannes

Tel.: +33 4 93 - 49 56 40

E-Mail: frenchriviera@von-poll.com

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