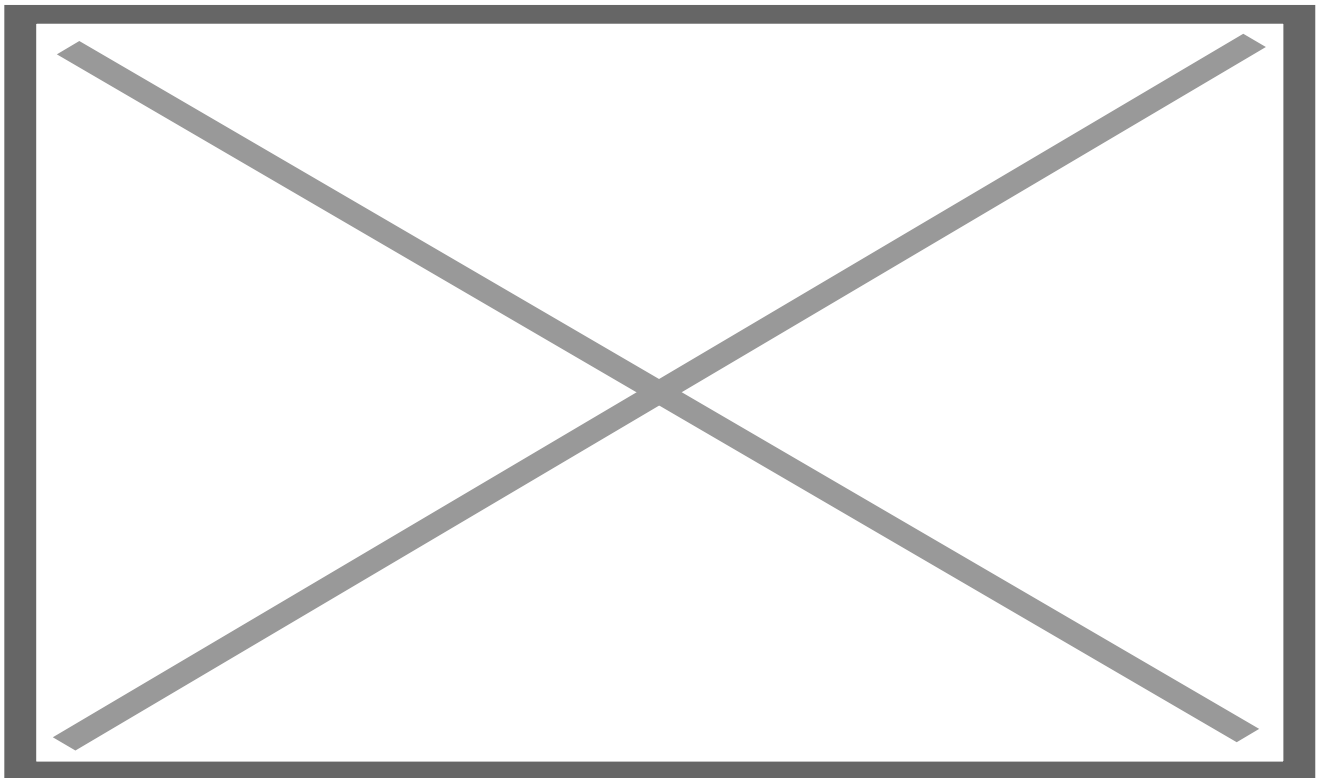


Vallauris - Provence-Alpes-Cote d'Azur

# 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<sup>2</sup> • ROOMS: 9 • LAND AREA: 1.434 m<sup>2</sup>**

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

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## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | 87354092               |
| Living Space         | ca. 276 m <sup>2</sup> |
| 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 /<br>Detached house |
| Total Space              | ca. 400 m <sup>2</sup>                  |
| Condition of<br>property | In need of renovation                   |
| Equipment                | Swimming pool                           |

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## Energy Data

|                                |                   |
|--------------------------------|-------------------|
| Type of heating                | <b>Stove</b>      |
| Energy certificate valid until | <b>24.03.2036</b> |
| Power Source                   | <b>Oil</b>        |

|                                                      |                                       |
|------------------------------------------------------|---------------------------------------|
| Energy Certificate                                   | <b>Energy consumption certificate</b> |
| Final energy consumption                             | <b>208.1 kWh/m²a</b>                  |
| Energy efficiency class                              | <b>E</b>                              |
| Year of construction according to energy certificate | <b>1970</b>                           |

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## The property



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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](http://www.georisques.gouv.fr)

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

## Contact partner

**For further information, please contact your contact person:**

**Martina Aniansson & Marc Sebastian Aniansson**

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**76 Boulevard de la Croisette, 06400 Cannes**

**Tel.: +33 4 93 - 49 56 40**

**E-Mail: [frenchriviera@von-poll.com](mailto:frenchriviera@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

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