



# Leader Immobilier

TRANSACTION . LOCATION . GESTION

765 000 €

**For sale villa**

**5 rooms**

**Surface of the land :** 2116 m<sup>2</sup>

**Year of construction :** 1967

**Exposition :** Sud est

**View :** Mer et montagnes

**Hot water :** Fuel

**Inner condition :** to renovate

**External condition :** good

**Couverture :** tiles

**Features :**

pool, armored door, double glazing,  
fireplace, 2p indépendant, Fibre, Laundry  
room, Automatic gate, Sans vis à vis, calm

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

3 garage

4 parkings

1 cellar

**Energy class (dpe) :** F

**Emission of greenhouse gases (ges) :** F

Document non contractuel

30/04/2025 - Prix T.T.C



## Villa 4002 Vallauris

VALLAURIS HEIGHTS Sea view, mountains and greenery, Come and discover this bright, single-story detached house, nestled in a quiet, private environment. Built on a beautiful, nicely planted garden, it consists of a spacious living room with fireplace, a separate kitchen with pantry, three bedrooms, a large dressing room, a shower room, a bathroom, cupboards, On the lower level, overlooking the garden, double garage, as well as a 2-room apartment with shower room. Some work is required, but the great potential of this house makes it a rare find!

**Fees and charges :**

765 000 € fees included



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