

## Vallauris - Large two-bedroom apartment (110m2) with beautiful sea view



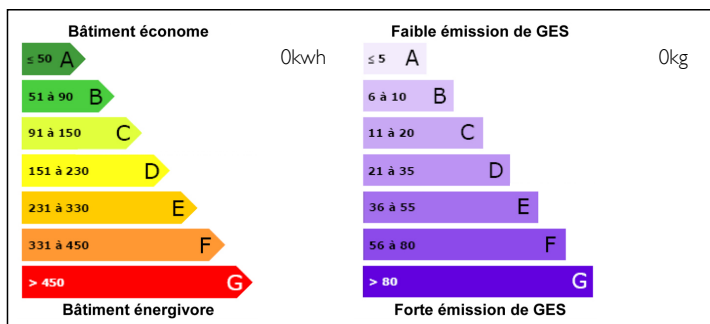
## INFORMATION

Town:	Vallauris
Department:	Alpes-Maritimes
Bed:	2
Bath:	0
Floor:	110 m2
Plot Size:	0 m2

## IN BRIEF

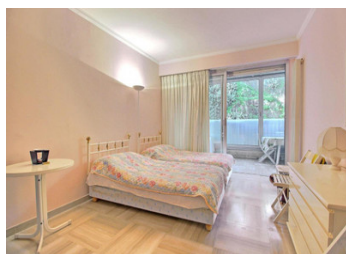
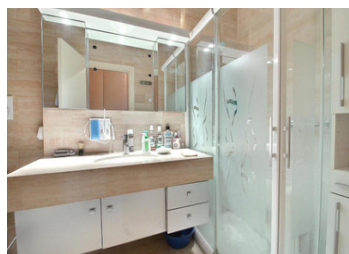
In a nice and secure residence with caretaker, an apartment of approximately 110 m<sup>2</sup> with a south-facing terrace with a view on the park and a splendid panoramic view of the sea, from Cap d'Antibes to the Lerins Islands. The apartment has a large entrance hall, a luminous living room, a spacious kitchen, two large bedrooms with a lot of storage, two shower rooms, and toilets. The apartment also has a bathroom and a guest toilet. A cellar and a double garage complete this property. Within the residence, there is a magnificent park of 7 hectares, two beautiful swimming pools, a tennis court and a football field.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Surfaces:

Bedroom (14.8 m<sup>2</sup>)  
Bedroom (15.7 m<sup>2</sup>)  
Bathroom with WC (4.9 m<sup>2</sup>)  
Shower room with WC (4.8 m<sup>2</sup>)  
Shower room  
WC (2.5 m<sup>2</sup>)  
Kitchen (10.3 m<sup>2</sup>)  
Living room (31.55 m<sup>2</sup>)  
Foyer (9.3 m<sup>2</sup>)  
Terrace (16.3 m<sup>2</sup>)  
Loggia (9.75 m<sup>2</sup>)

### Features:

Sliding doors  
Caretaker  
Electric gate  
Swimming pool  
Tennis court  
Playground  
Air-conditioning  
Internet  
Awning  
Lift  
Concierge

Property tax: €1884

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1884 EUR

## NOTES