

Sea view house with 3 bedrooms a large garden and a swimming pool. On the hills of Cannes, Le Cannet

EXCLUSIVE

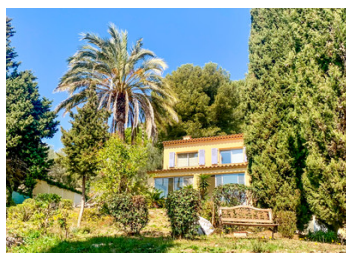


## INFORMATION

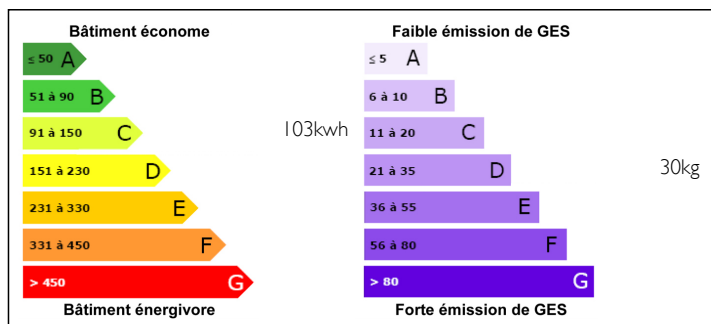
Town:	Vallauris
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	226 m2
Plot Size:	1832 m2

## IN BRIEF

Sea view property situated on the hills of Cannes, Le Cannet with 3 bedrooms, a swimming pool, a large garden and a garage in a quiet residential area, 10 minutes to Cannes centre.



## 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

Ideally located in a residential and quiet area with a sea view, this house with great potential facing south offers a very beautiful bright living room with an equipped kitchen and a fireplace opening onto a 7 x 4m swimming pool.

A terrace with a veranda opens onto a large garden with an unobstructed view of the sea and the hills.

The house offers 3 bedrooms including 1 master bedroom with bathroom and dressing room, 2 other bedrooms with 1 bathroom and another dressing room. Also a very large basement of approximately 100m2 with laundry room.

Garage for 2 vehicles and outdoor parking for 4 cars. This property with great potential requires work.

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

## LOCAL TAXES

**Taxe foncière: 2740 EUR**

## NOTES