

## Price on request

### Contact agency

**SARL CAD INVEST**

39, rue des granges Galand

37550 Saint Avertin

06 68 24 23 45 / [cadinvest@icloud.com](mailto:cadinvest@icloud.com)

### For sale apartment

3 rooms

Surface : 55 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Building condition : GOOD

### Features :

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, POOL, Visitor Parking

2 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

03/02/2026 - Prix T.T.C



## Apartment 1203 Vallauris

PANORAMIC SEA VIEW, absolute tranquility Cannes Californie Beautiful cross-ventilated 2-bedroom apartment of 55m<sup>2</sup>, featuring a terrace, garage, and cellar. Fully renovated apartment with high-end finishes, everything is brand new (electrical system, joinery, plumbing, flooring, paint, kitchen, ducted air conditioning). Lovely secure residence with a caretaker, 3-hectare park, new semi-Olympic swimming pool with sun loungers and parasols, tennis courts. A true haven of peace. Prime location, Paradou Nature Park just 300m away, Golf Juan beaches 1km, La Croisette 2.5 km, walking access to the beach. Entrance with closets, spacious and bright living-dining room opening onto a terrace with panoramic sea views. Open, fully equipped kitchen, 2 bedrooms with walk-in closets and balcony, bathroom and separate toilet. Phone: 06 07 32 94 07

### Fees and charges :

Annual current expenses 3 600 €

Well condominium

