

660 000 €

Contact agency

**SARL CAD INVEST**

39, rue des granges Galand

37550 Saint Avertrin

06 68 24 23 45 / cadinvest@icloud.com

**For sale apartment**

**3 rooms**

**Surface : 56 m²**

**Surface of the living : 29 m²**

**Year of construction : 1975**

**Exposition : Sud est**

**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 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

04/05/2025 - Prix T.T.C



### Apartment 1171 Vallauris

EXCLUSIVE Cannes Eden / Super Cannes sector Breathtaking SEA VIEW, nature and calm High floor Magnificent 3-room apartment of 54m2, large corner terrace of 17m2, private parking, cellar. Completely renovated apartment, high-end services, everything is new (electricity, carpentry, plumbing, floors, paints, kitchen, ducted air conditioning by zones) Very beautiful secure residence with caretaker, 3 ha park, semi-Olympic swimming pool with deckchairs and parasols, tennis courts,. A true haven of peace. Privileged location, Paradou Natural Park 300m away, Golf Juan beaches 1km away, La Croisette 2.5 km away, beach access on foot. Entrance with cupboards, spacious and bright living room access to large terrace with panoramic sea view Open fitted and equipped kitchen, 2 bedrooms with balcony, dressing room, shower room and separate toilet. Tel: 06 07 32 94 07

Fees and charges :

Annual current expenses 3 540 €

Well condominium

660 000 € fees included

