COLDWELL BANKER
EUROPA REALTY

Apartment Vallauris 82 m²



SALE PRICE : 845 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

In the sought-after Cannes Eden area, on the doorstep of Cannes, this apartment offers magnificent panoramic views of the Mediterranean Sea.

The prestigious residence features a swimming pool, tennis court, landscaped gardens and a caretaker, providing a peaceful and green environment.

The apartment comprises a bright living room opening onto a terrace overlooking the sea, a separate kitchen, two bedrooms, one with direct terrace access, two shower rooms, two toilets and a laundry room.

Air conditioning in both bedrooms, private parking space and cellar.

Ideal as a primary residence or holiday home on the French Riviera.

Asking price: €845,000 (agency fees included)
Agency fees (5%): €40,238 incl. VAT
Net seller price: €804,762
Agency fees payable by the buyer.

Property tax: €1,485/year
Condominium fees: €440/month.

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FEATURES

Property type:	Apartment	Area:	82.24 m²	Elevator:	Oui
Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 160

Greenhouse gas emissions (GHG) index: D 32

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