

Appartement Vallauris 146 m²



PRIX DE VENTE : 859 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

In the heart of a privileged setting, within an elegant and exclusive residence comprising only three co-owners, discover this spacious duplex apartment of over 145 m², featuring 6 rooms and offering breathtaking panoramic views of the Mediterranean Sea.

This rare address guarantees an exclusive lifestyle, combining serenity, privacy, and prestige.

Flooded with natural light thanks to its main southern and eastern exposures, the property enjoys exceptional brightness, enhancing its generous volumes and creating a warm atmosphere from sunrise to sunset.

This exceptional apartment captivates with its spacious layout, outstanding potential, and exclusive living environment, a true living masterpiece that accompanies every moment of the day.*

Served by a private elevator, the property offers a vast reception area opening onto the terraces and the sea, three bedrooms, an office with Mediterranean views, a walk-in dressing room, and an independent laundry room.

Residents benefit from rare amenities: a swimming pool set within a magnificent landscaped park, a fitness room, and meticulously maintained outdoor spaces, ensuring peace and privacy.

For absolute comfort, the property also includes a double enclosed garage and a cellar.

Its strategic location allows quick access to shops and everyday amenities, the port of Golfe-Juan, the main business hubs of Sophia Antipolis, and Nice International Airport, making this property as practical as it is exceptional in the heart of the French Riviera.

Contact us to arrange a private viewing.

Honoraires à la charge de l'acquéreur

Pourcentage honoraires 5%

Prix Net Vendeur 818 095,24€

Taxe foncière : 1543 € par an

Charges : 1 812 €/trimestre

Nombre de lots dans la copropriété : 10

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	146.69 m ²	Ascenseur :	Oui
Nombre de lots :	3	Taxe foncière :	€1.00	NB de pièces :	6 rooms
NB de chambres :	6 bedrooms				

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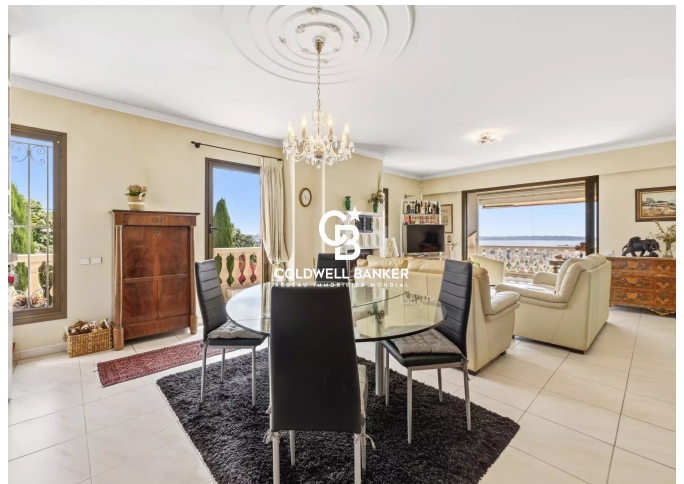
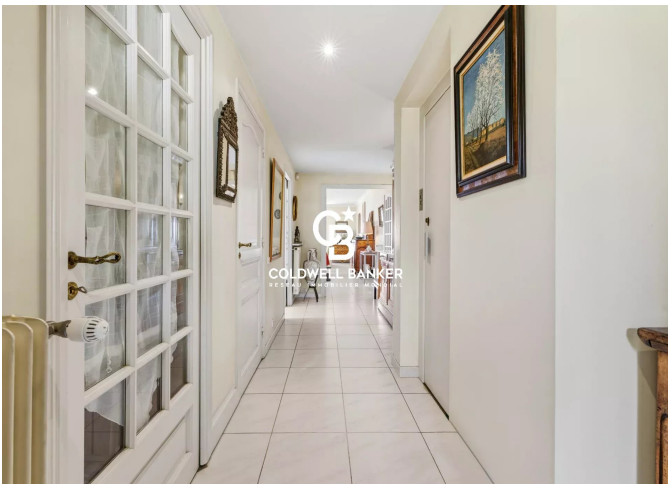
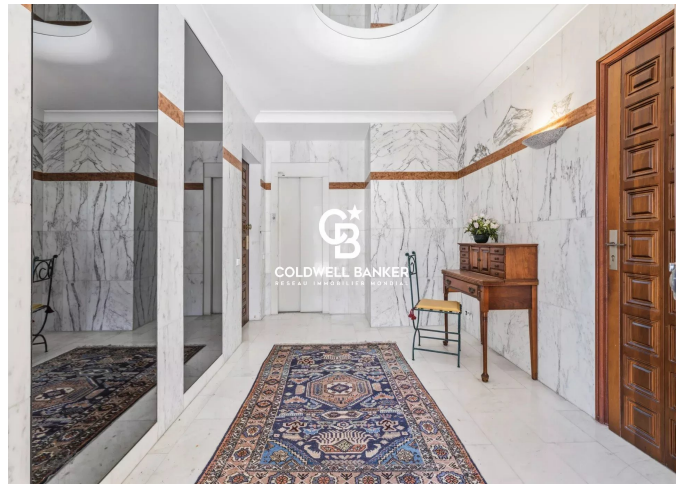
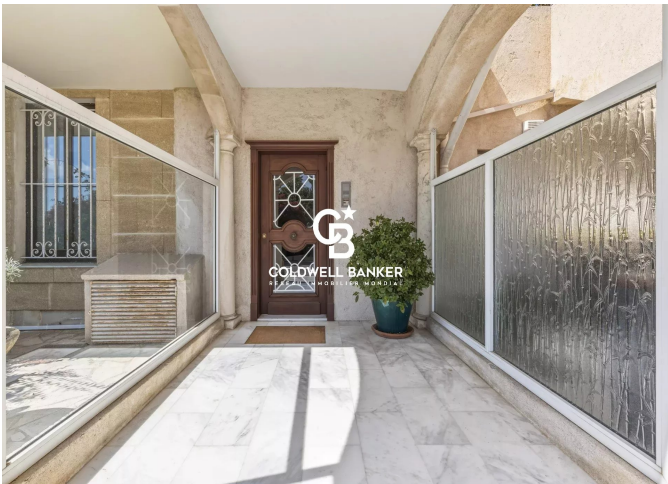
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 144

Indice d'émission de gaz à effet de serre (GES) : C 16



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