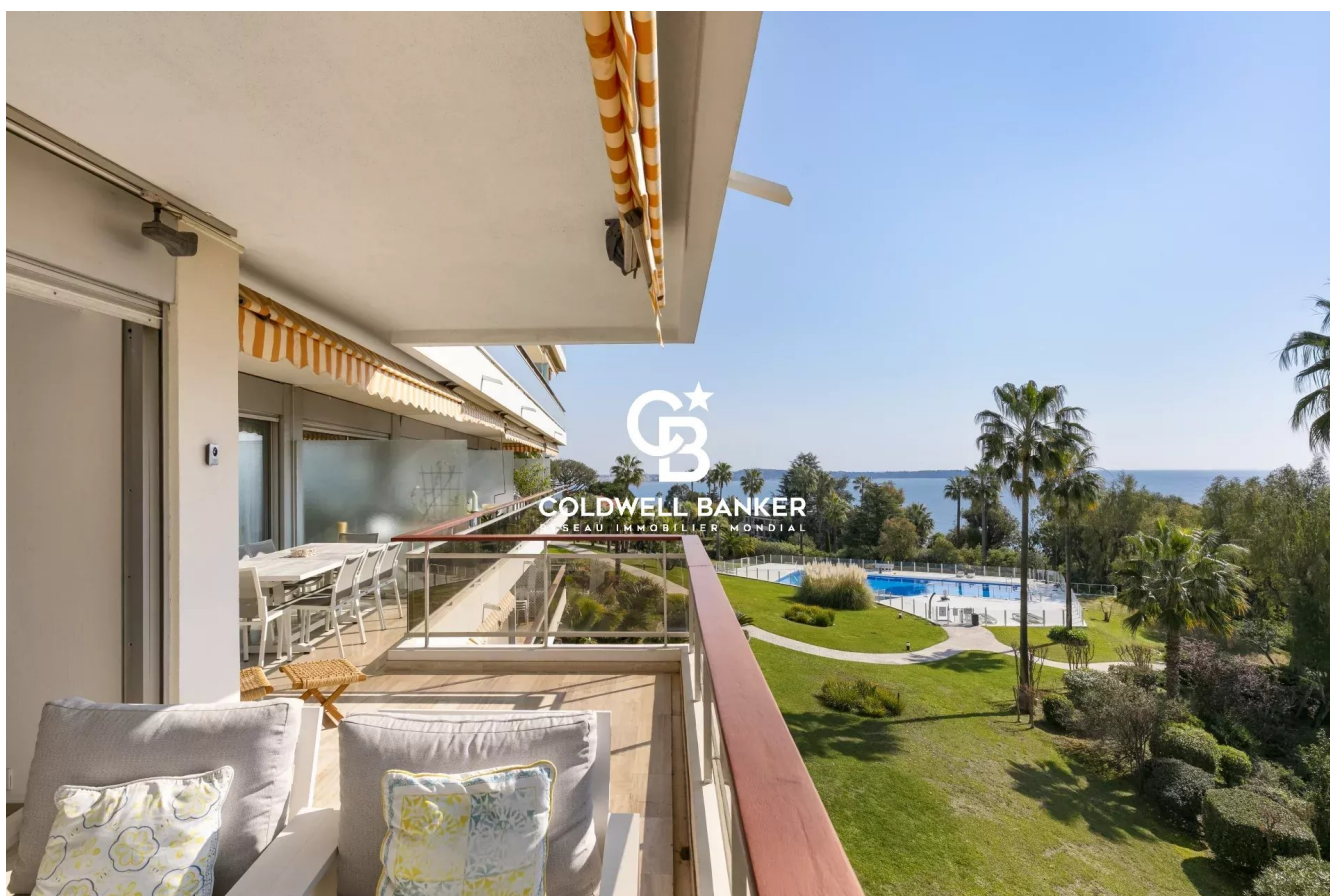


Appartement Vallauris 82 m²



PRIX DE VENTE : 895 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

Panoramic sea view – prestigious residence in Super Cannes with park, pool and tennis court

Set within a secure, high-end residence in a quiet and peaceful environment, this apartment enjoys a stunning panoramic view over the Mediterranean.

The living spaces open seamlessly onto a beautiful terrace facing the sea, creating a fluid indoor-outdoor lifestyle. The light, the silence... everything contributes to a unique atmosphere.

The apartment features two bedrooms, one of which has direct access to the terrace with sea views, as well as two shower rooms and two toilets, offering a level of comfort rarely found in this type of property.

A separate, functional kitchen completes the layout with elegance.

A laundry room, a cellar and a parking space further enhance the property.

The residence offers premium amenities including a swimming pool, landscaped park and tennis court, along with a true sense of serenity.

A rare and discreet property, ideal for clients seeking calm, views and quality of life on the French Riviera.

Fees payable by the buyer

Net seller price: €881,000

Agency fees (5%): €44,000

Price including fees: €925,000

Property tax: €1,485 per year

Service charges:

€500/month (including central heating, hot and cold water, residence maintenance, swimming pool, tennis court and landscaped park).

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	82.24 m ²	Ascenseur :	Oui
Nombre de lots :	107	Taxe foncière :	€1.00	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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

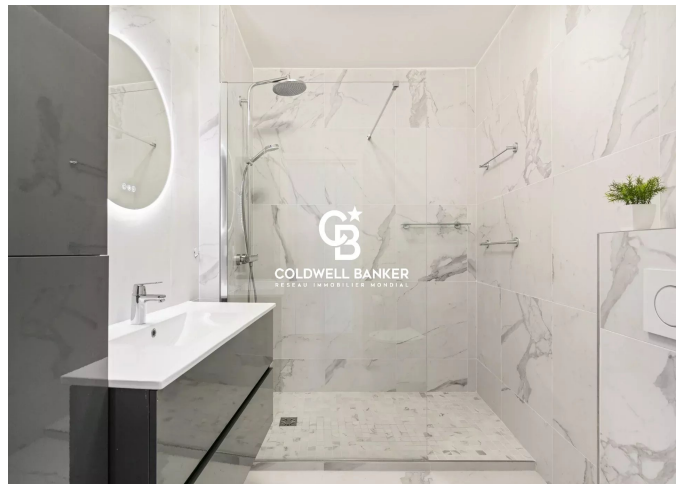
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 160

Indice d'émission de gaz à effet de serre (GES) : D 32



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