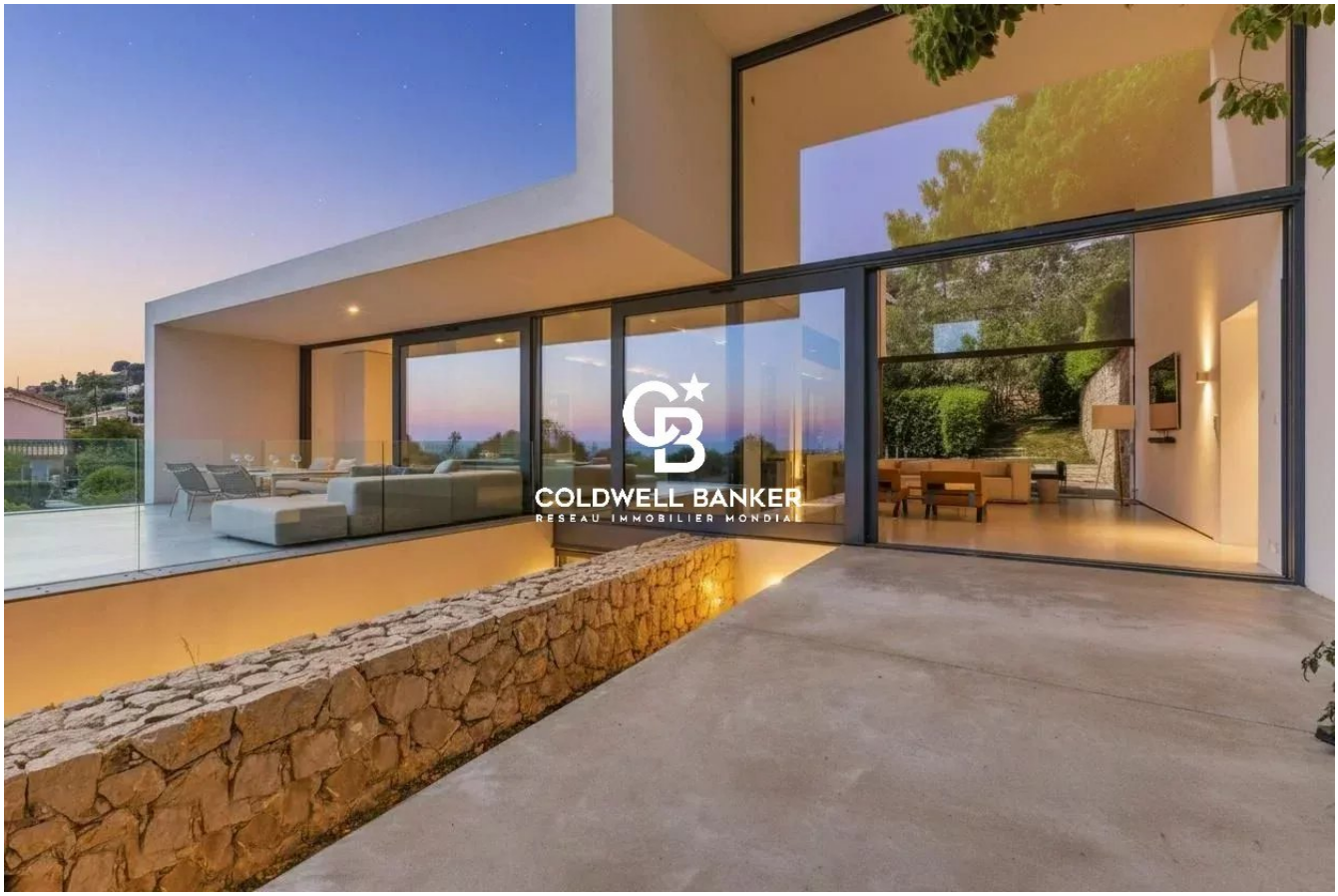
COLDWELL BANKER
EUROPA REALTY

House Vallauris 187 m²



SALE PRICE : 3 950 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in the highly sought-after residential area of Cannes Eden, on the heights of Vallauris, this contemporary villa built in 2012 enjoys an exceptional panoramic sea view stretching from Cap d'Antibes to the Lérins Islands.

Offering approximately 187 sqm of living space on a landscaped plot of 1,800 sqm, the property stands out for its peaceful setting, privacy, and modern features.

Arranged over two levels, it comprises an entrance, a bright reception area of over 70 sqm with living room, dining room and open-plan kitchen, all opening onto a terrace with open views.

The night area includes three bedrooms, including a master suite, as well as several shower rooms. A staff bedroom with en-suite shower room completes the property.

Outside, large terraces and a swimming pool provide a privileged living environment, ideal for enjoying the Côte d'Azur lifestyle.

The villa also features parking spaces, an electric gate, double glazing and reversible air conditioning.

Just minutes from beaches, Golfe-Juan town center, shops and main access roads.

Property tax: €2,976 / year
Fees payable by the seller
Information on risks is available on: georisques.gouv.fr

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	187.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

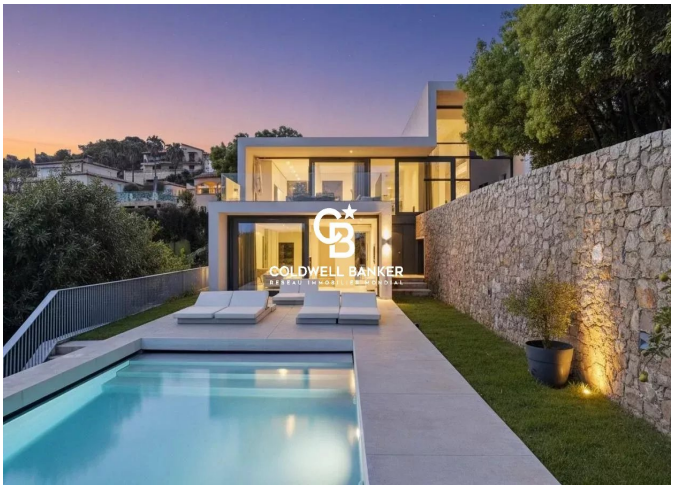
Energy performance diagnosis (EPD): C 110

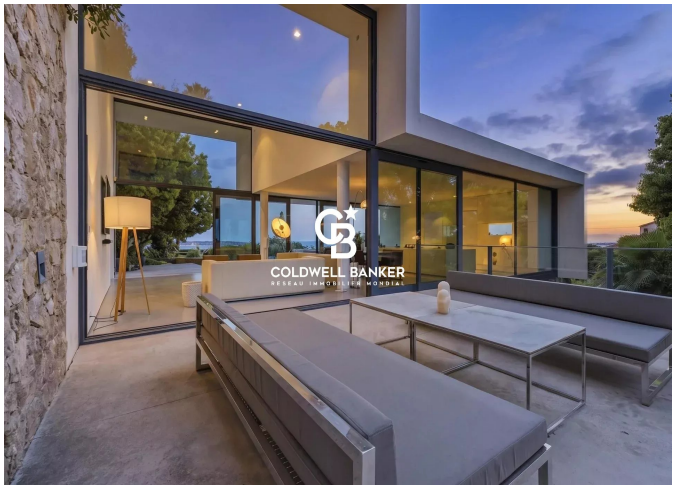
Greenhouse gas emissions (GHG) index: A 3

11 rue Chauvain
France, 06000, Nice

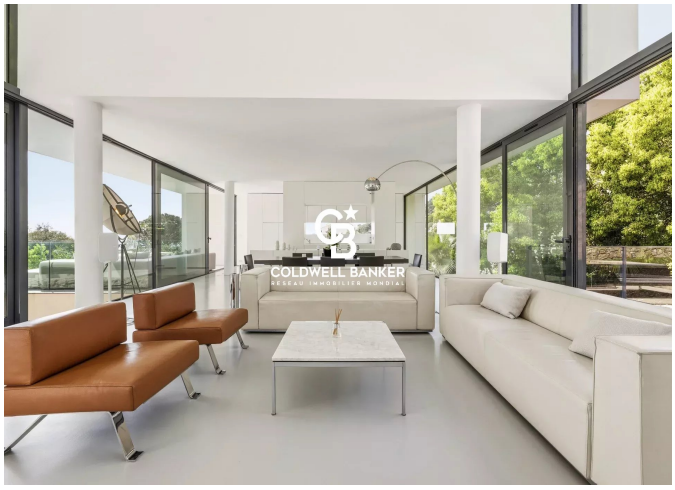
PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr