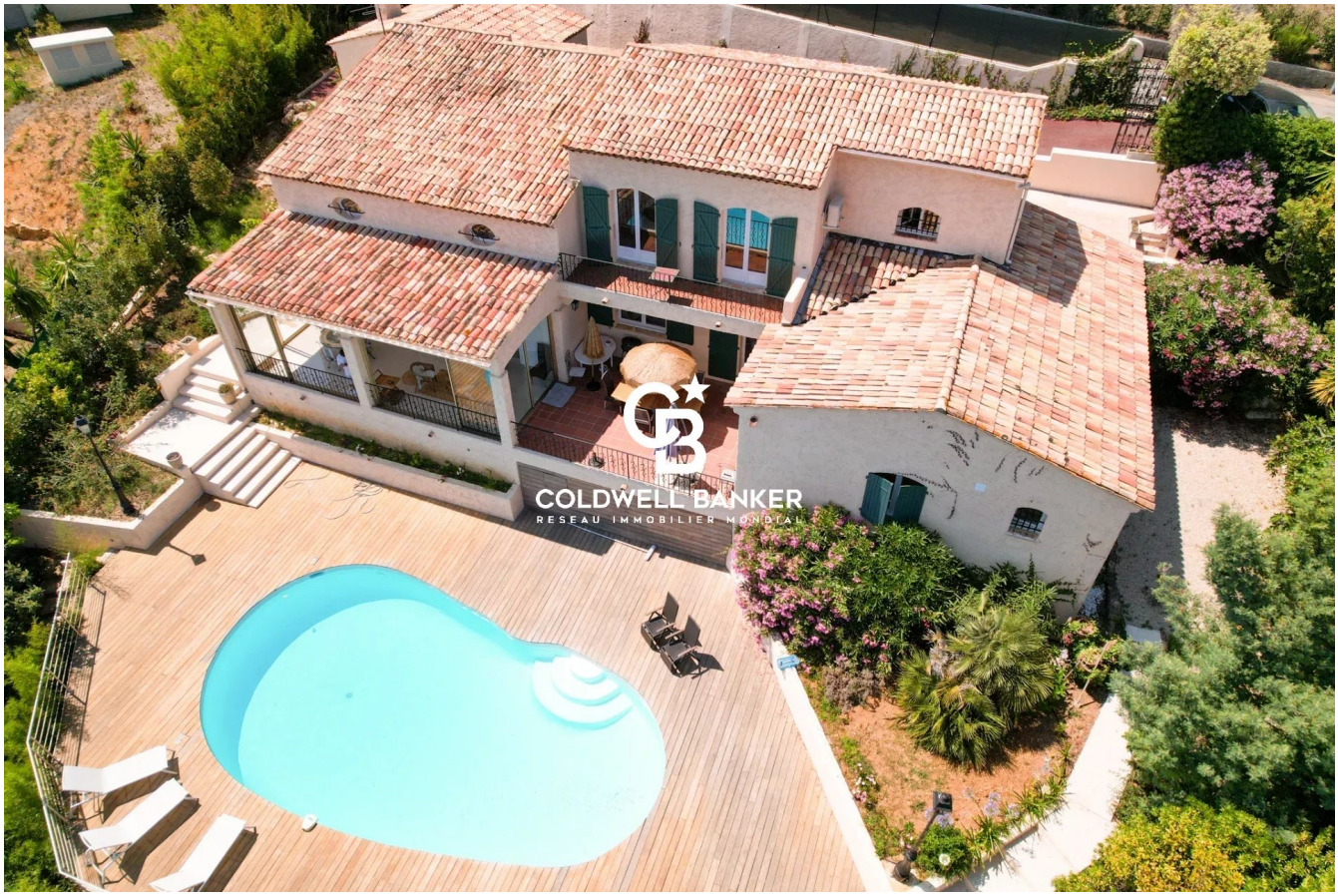
COLDWELL BANKER
EUROPA REALTY

House Vallauris 294 m²



SALE PRICE : 1 590 000 €

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DESCRIPTION

Back on the Market: Exceptional Villa with Panoramic Sea View

Dominant Position: Nestled in a commanding position. this approximately 300 m² villa offers breathtaking panoramic sea views. especially of the majestic Cap d'Antibes.

South-facing Exposure: Bathed in natural light all year round. this residence benefits from a south-facing exposure. ensuring optimal sunlight and spectacular views.

Absolute Tranquility and Proximity: Located in a peaceful environment. this property. without vis-à-vis. is nevertheless close to the city center and beaches. reachable in just 10 minutes.

Traditional Construction: Built on two levels. this villa offers comfortable living space with a garage. terraces. and a magnificent swimming pool nestled on a 1500 m² terraced plot. Its reception area of over 100 m². including a cathedral-style living room. is perfect for entertaining guests.

Quality Renovation: Completely renovated with quality materials. this villa offers a modern and elegant living environment. It consists of 4 bedrooms. two with sea views. 3 bathrooms. a new kitchen equipped with an island. a sauna. and a large pool with a 150 m² exotic wood deck offering breathtaking sea views.

Comfort Facilities: Air conditioning in all rooms. integration of the veranda into the living room. replacement of joinery. and a large garage complete the assets of this exceptional villa.

Don't miss this unique opportunity to acquire a prestigious residence offering luxury. comfort. and panoramic views. Contact us today to arrange a viewing!

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FEATURES

Property type:	House	Area:	294.0 m²	Property tax:	€3.00
Number of rooms:	6 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): B 80

Greenhouse gas emissions (GHG) index: A 2

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