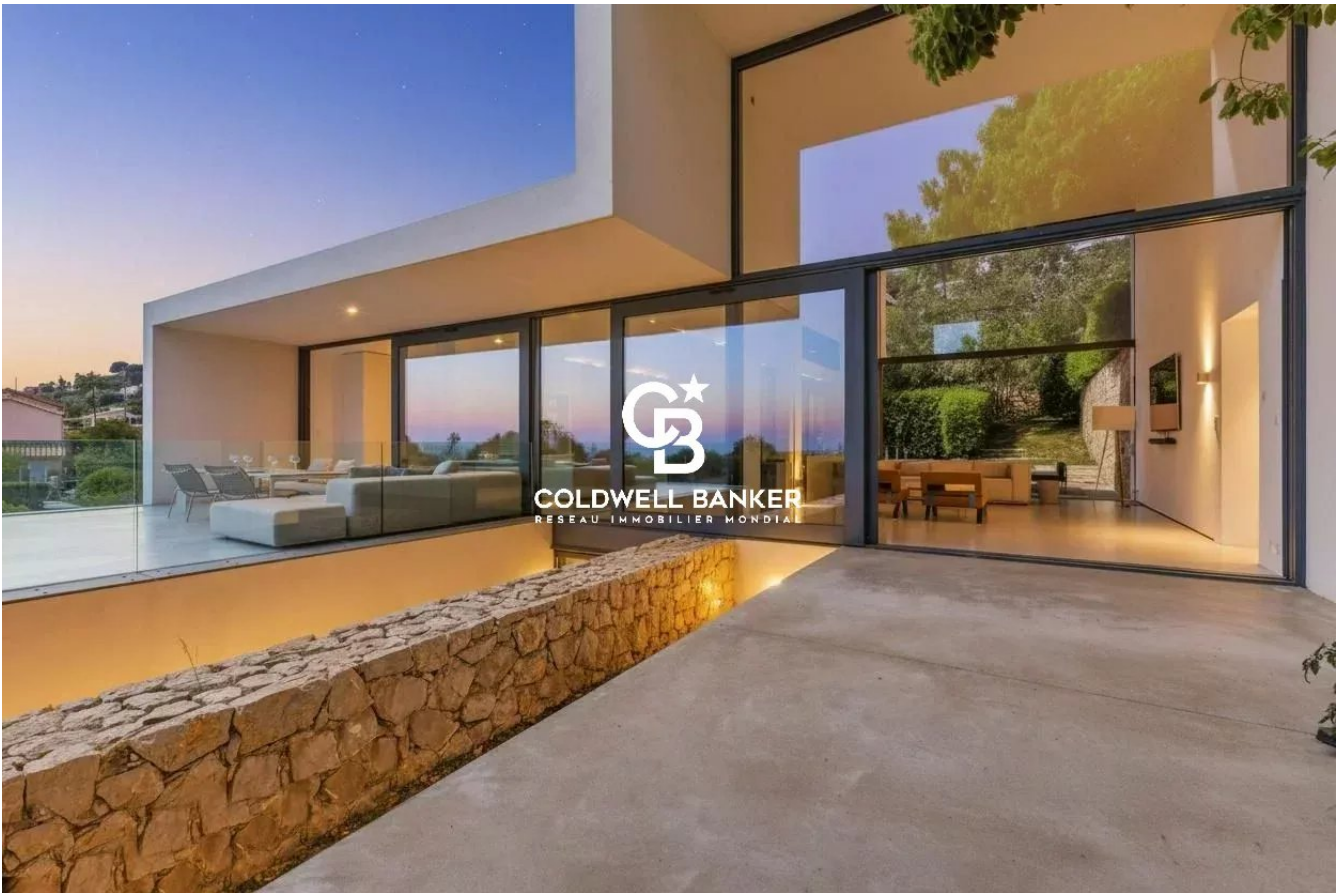


Maison Vallauris 187 m²



PRIX DE VENTE : 3 950 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	187.0 m ²	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	4 bedrooms		

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

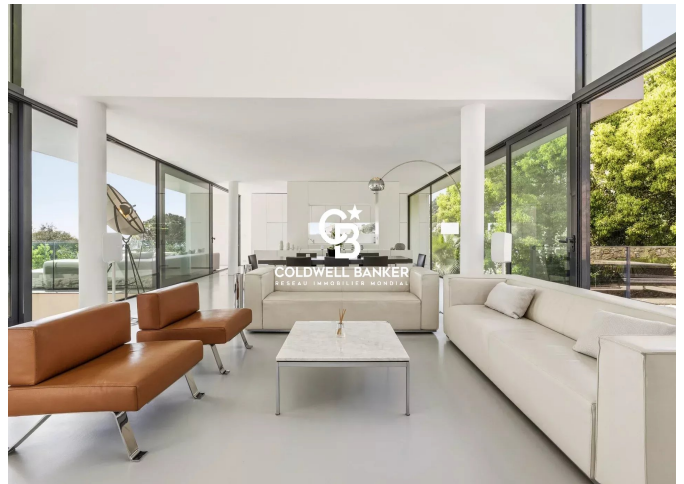
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 110

Indice d'émission de gaz à effet de serre (GES) : A 3



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr