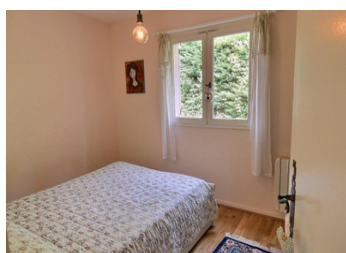
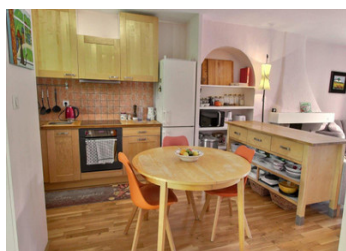
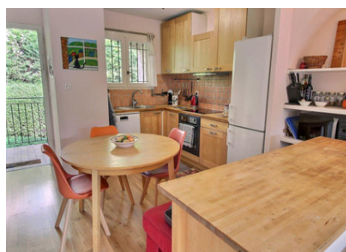


## REDUCED Nice 2-Bedroom apartment with fireplace and balcony in the village - Valbonne



## INFORMATION

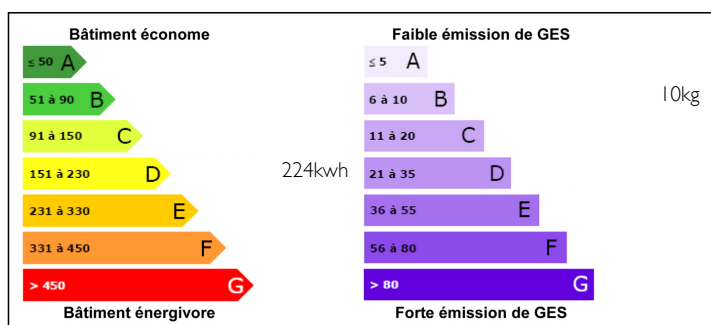
Town:	Valbonne
Department:	Alpes-Maritimes
Bed:	2
Bath:	0
Floor:	58 m2
Plot Size:	0 m2



## IN BRIEF

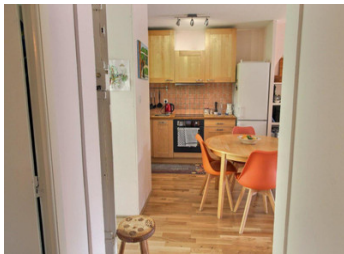
Plenty of charm and warmth for this sunny 2-bedroom apartment situated in a quiet location on the edge of the village, with sizeable bedrooms and a cosy living room with fireplace and open kitchen area. Notable features include a lovely balcony with unobstructed views over woodland and nice wooden flooring throughout. Cellar included. 100€ per month for the charges + water costs. Car parking spots available at 40€ a month.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

In the village with an open view, you find this sunny 2 bedroom apartment in good shape. Wooden floor in the whole apartment. Open kitchen, fireplace and a balcony with forest view.

Cave included.

100€ per month for the charges + water costs.

You can rent a parking spot for 40€ a month.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 533 EUR

## NOTES