

Vallauris - Superb two-bedroom apartment (80m2), sea views and swimming pool



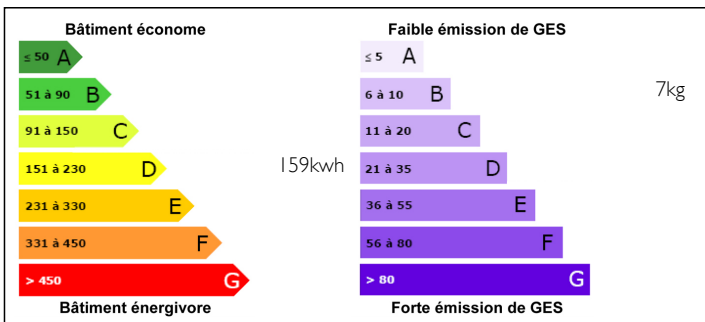
INFORMATION

Town:	VALLAURIS
Department:	Alpes Maritimes
Bed:	2
Bath:	2
Floor:	80 m2
Outside Space:	19 m2

IN BRIEF

This is a delightful property tucked away in the hills in peaceful leafy surroundings with splendid sea views over Golfe Juan bay. The property is set in an atypical and quiet residence with well-kept gardens and a swimming pool. It is a small co-ownership (approximately 30 owners) Each apartment has its own independent access, "maisonette" style. The apartment was completely refurbished with quality appointments a few years ago which includes an integrated air-conditioning system and recessed lighting. This property is ready to move into and is ideal as a main or second home, for anyone looking for peace and quiet, while still being close to everything.

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

The apartment, 80m<sup>2</sup> is composed of a large bright living room opening out onto the sunny terrace through double sliding doors offering delightful views of the coast and lush vegetation. The kitchen is open-plan and fully equipped with access to a closed terrace that can be used for storage. There are two bedrooms - a master bedroom opening out onto the terrace with a walk-through dressing room to access the ensuite bathroom with toilet, - a second bedroom also opening out onto the terrace and a guest bathroom. Sold with one outdoor parking space.

Surface areas (m<sup>2</sup>):

Living room / kitchen : 39.90

Entrance: 3.40

Shower room: 6.30

Room 1: 11.70

Bedroom 2 (with dressing room and bathroom):  
19.60

Balcony: 14.55

Closed terrace: 4.40

Close to amenities and services.

Nice Airport: 25 minutes

Antibes: 15 minutes

Cannes: 15 minutes

Golfe Juan: 7 minutes

Amenities, boulangerie: 5 minutes

Management fees: €1000/trimestre

Tax fonciere : €826/year

## LOCAL TAXES

**Taxe foncière: 817 EUR**

## NOTES