

**595 000 €**
**For sale house**
**4 rooms**
**Surface : 105 m²**
**Surface of the living : 35 m²**
**Surface of the land : 650 m²**
**Year of construction : 1988**
**Exposition : Est ouest**
**View : Dégagée**
**Hot water : Electrique**
**Inner condition : good**
**External condition : good**
**Features :**

Air conditioning, Fireplace, Double Glazing,  
Automatic Watering, Pool, Calm

**3 bedroom**
**2 terraces**
**1 bathroom**
**1 shower**
**2 WC**
**1 garage**
**Legal information**

595 000 €

Fees paid by the owner, well  
condominium(2 lots in the condominium),  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr).


**House 3258 Vallauris**

Exclusive to Lisnard Immobilier - In a sought-after area of Vallauris, charming, quiet 105 m² house on 2 levels within a flourishing 650 m² plot. The 35 m² living room is bright and comfortable, its independent kitchen is fully equipped and the house benefits from an East-West exposure offering a magnificent open view. With 3 bedrooms, 1 bathroom, 1 shower room and 2 toilets, it is ideal for a family. Additional features include air conditioning, a fireplace, double glazing, automatic watering, and a swimming pool for enjoying the beautiful weather in complete peace and quiet. The interior is in good condition, and the heating and hot water systems are modern and economical. For parking, a garage for 2 vehicles completes the comfort of this pretty house. Contact the agency or Karin TROCELLO at 06.51.25.70.40

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1678 and 2270 € (reference year 2025)  
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