



Villa  
Vallauris

# Villa 6 rooms - Vallauris

3,550,000 € Fees payable by seller

On the heights of Golfe Juan in a dominant position, very nice Art Deco inspired villa of 250m<sup>2</sup> on a landscaped plot of 1 092m<sup>2</sup> with swimming pool.

All the rooms of the house have a magnificent panoramic sea view from Cap d'Antibes to the Lerins Islands.

The villa is composed as follows:

On the first floor: entrance, double living room American kitchen and dining room, an office, a shower room with toilet, large terrace.

On the first floor: a beautiful master en suite with its three private terraces

On the ground floor: three bedrooms en suite with shower room and WC, a laundry room, numerous storage spaces.

An independent studio completes this property.



Swimming pool



235.05 m<sup>2</sup>  
Living area



1092 m<sup>2</sup>  
Plot of land area



6  
Rooms



3  
Bedrooms



3  
Number of floors

# Sale - Villa

3,550,000 €

Fees payable by seller

# MS/JLV

📍 06220, Vallauris

## Details

Condition: Excellent condition  
«Loi Carrez»: 235.05 m<sup>2</sup>  
Availability: Free  
Plot of land area: 1092 m<sup>2</sup>  
Style: Art deco

Orientation: South  
View: Panoramic, Sea  
Built in: 1956  
Heating: Air-conditioning  
Hot water: Individual Hot water tank

## Services

Air-conditioning  
Double glazing  
Sliding windows  
Internet  
Window shade

Electric shutters  
Car port  
Barbecue  
Fence  
Outdoor lighting

Intercom  
Electric gate  
Security door  
Swimming pool

## Areas

Entrance, 7.62 m<sup>2</sup>  
Living room/dining area, 55.71 m<sup>2</sup>  
Kitchen, 13.94 m<sup>2</sup>  
Study, 13.12 m<sup>2</sup>  
Shower room, 5.29 m<sup>2</sup>

Principal bedroom, 25.1 m<sup>2</sup>  
Corridor, 11.79 m<sup>2</sup>  
Bedroom, 21.85 m<sup>2</sup>  
Shower room / Lavatory, 8.26 m<sup>2</sup>  
Walk-in wardrobe, 3.41 m<sup>2</sup>

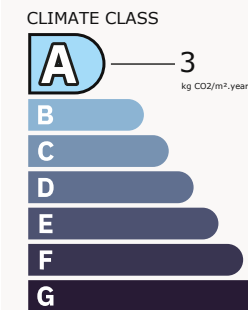
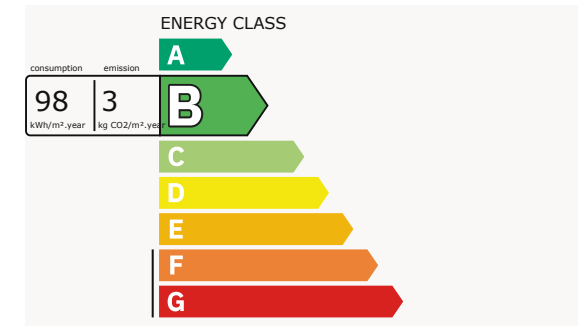
Bedroom, 18.38 m<sup>2</sup>  
Shower room / Lavatory, 5.73 m<sup>2</sup>  
Shower room / Lavatory, 8.45 m<sup>2</sup>  
Laundry room, 9.03 m<sup>2</sup>  
Lavatory, 1.04 m<sup>2</sup>

## Proximities

Airport, 25 minutes  
Highway, 10 minutes  
Bus, 3 minutes  
Town centre, 5 minutes  
Train station, 5 minutes

Golf, 10 minutes  
Sea, 5 minutes  
Beach, 5 minutes  
Sea port, 5 minutes  
Supermarket, 5 minutes

## Diagnostics



# Location





