

Exceptional property with two semi-detached villas, swimming pool and garden



## INFORMATION

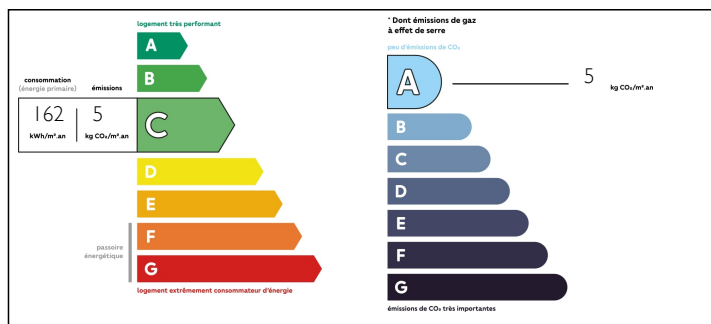
Town:	Vallauris
Department:	Alpes-Maritimes
Bed:	8
Bath:	8
Floor:	400 m2
Plot Size:	2126 m2

## IN BRIEF

Composed of two semi-detached, spacious and bright villas that have recently been thoroughly renovated and refurbished to a high standard. This exceptional property is ideally located on the heights of Cannes in one of the most sought-after residential neighborhoods. While originally designed as a single property for a large family, the two villas can also be purchased separately and the garden divided between them.

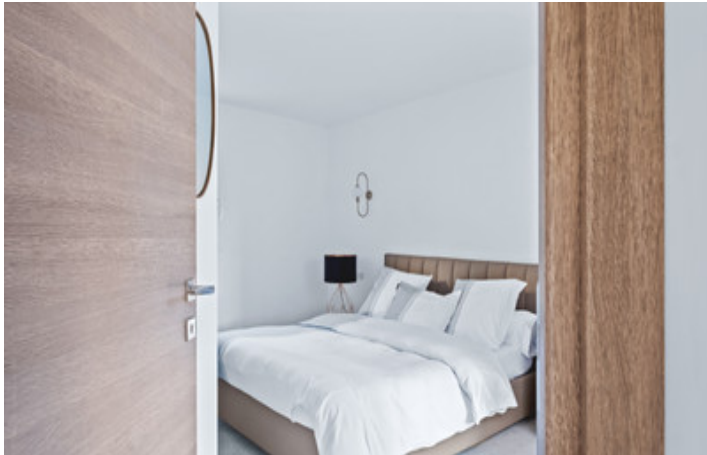


## ENERGY - DPE



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 property consists of two semi-detached contemporary houses (Villa West and Villa East) and can be purchased as it is, or divided into two parcels of land, each with its own semi-detached villa and separate entrance.

Villa West is built on two floors, has 4 bedrooms with ensuite bathrooms, a large living room area of around 50 sqm and a bright kitchen overlooking the garden, for a total living area of 171 sqm. The basement of the house provides extra storage room.

Villa East is also built on two floors, has 3 bedrooms with en-suite bathrooms, and also offers a separate 1 bedroom apartment at the lower garden level for a total living area of 229 sqm.

Whether considered as a primary or secondary residence, the two villas offer all comforts and are move-in ready. The interiors, kitchens, bathrooms, A/C have been built to a high standard and with high quality appliances.

The swimming pool is lovely and completely fenced off.

The property location is set in a prestigious residential area very close to the sea, within 15 minutes to Cannes, Mougins, Golfe Juan and about 20 minutes to Antibes and to Nice Côte d'Azur International Airport.

To find out more about this attractive property, arrange a viewing or see more photos, please don't hesitate to contact us.

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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: 3788 EUR**

## NOTES