

**267 000 €**

**For sale house**

**2 rooms**

**Surface : 37 m<sup>2</sup>**

**Surface of the living : 21 m<sup>2</sup>**

**Surface of the land : 75 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

pool, garden, double glazing, Automatic gate, calm

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

15/07/2024 - Prix T.T.C



## House 3836 Valbonne

Semi-detached villa for sale located in VALBONNE: 25 mins from Nice Airport and 10 mins from SOPHIA ANTIPOLIS: Quiet countryside residential area, near college and high school - In a secure domain with swimming pool, villa with garden built in 2002, semi-detached on one side. It consists of a bright living room opening onto a covered terrace, an open fitted kitchen, and upstairs, an air-conditioned bedroom opening onto a balcony, a bathroom and separate toilet. It also offers a garden of approximately 75 m<sup>2</sup> including a garden shed, as well as private parking nearby. Amount of annual current charges €580. Co-ownership of 92 lots. Fees payable by the seller. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) and #39;

Fees and charges :

Annual current expenses 580 €

Well condominium

92 lots in the condominium 267 000 € fees included

