



# Angélique Agency

www.angeliqueagency.com

Vente & Achat  
Location & Estimation  
T. 09 81 33 21 94

329 500 €

For sale house

Surface : 87 m²

Surface of the living : 37 m²

Surface of the land : 170 m²

Year of construction : 1974

Exposition : Sud

View : Mer panoramique

Hot water : Electrique

Inner condition : Neuf

External condition : Bon

Features :

Cheminée, Chambre de plain-pied, Double vitrage, Calme

3 bedroom

2 terraces

1 bathroom

1 WC

1 cellar

## Legal information

329 500 €

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 2 Vence

Vence, ideally located, lower villa with breathtaking views between sea and mountains, spacious and bright T4 of 87 M2 with its beautiful living room facing south west giving direct access to a garden of 170 M2. It is fitted with a fully equipped and fitted kitchen open to the living room. Plenty of storage. A 360 ° panoramic view of the sea and mountains. A wood stove furnishes this living room of 37.75 M2. A fitted bar. Three bedrooms (10.83 m2, 10.15 M2, 9.89 M2) with wall cupboards. A bathroom with an Italian shower, a sink with window. A laundry room and a cellar. Quality services are added to this property: Optical fiber, double glazing, roller shutters, reversible air conditioning, intercom, videophone. This real estate advertisement concerns 1 lot in a small co-ownership of two lots.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 600 and 890 € (reference year 2023)  
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