

**580 000 €**

**For sale appartement**

**4 rooms**

**Surface : 116 m²**

**Surface of the living : 36 m²**

**Year of construction : 1975**

**Exposition : Sud est**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : Bon**

**Standing : Résidentiel**

**Building condition : Bon**

**Features :**

Ascenseur, Résidence sécurisée, Calme,

Résidentiel

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Legal information**

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Fees paid by the owner, well condominium(5 lots in the condominium), annual current expenses 2 290 € (191 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Appartement 3120 Vence**

VENCE DISTRICT OF L'ARA, quiet, in a small two-level residence, superb apartment of 115 m² forming the entire top floor, with two beautiful terraces, one with a sea view, quiet, The apartment includes entrance, large living room of approximately 35 m² leading to two beautiful terraces of approximately 16 m² each. A hallway distributes on one side an independent equipped kitchen, a bedroom opening onto a terrace, a bathroom with toilet, a small bedroom/office which can also be used as a pantry, On the other side, a very large bedroom opening onto a terrace, a bathroom, a separate toilet and a small dressing room. The apartment is particularly bright with lots of openings. Bathroom and kitchen have been renovated. Electricity and plumbing were also treated A beautiful closed garage and a cellar complete this property.

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 4211 and 5697 € (reference year 2024)  
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