

425 000 €

For sale villa

3 rooms

Surface : 80 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 100 m<sup>2</sup>

Year of construction : 1990

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Cheminée, Double vitrage, Calme



2 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 parking

### Villa 3181 Vence

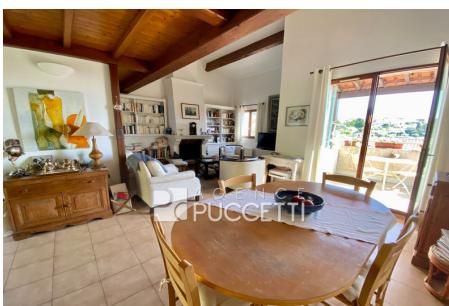
Close to the town centre of Vence, in a quiet, residential area, Semi-detached villa on one side, with a surface area of 80 m<sup>2</sup>, comprising: - on the garden level: a pleasant living room with fireplace opening onto the terrace and garden, a separate fitted kitchen, upstairs: a large mezzanine bedroom with cupboards, toilet/sink; on the ground floor: a large bedroom with cupboards, bathroom and separate toilet. 16 m<sup>2</sup> garage, adjoining private parking, private landscaped garden of approximately 100 m<sup>2</sup>.

#### Legal information

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Fees paid by the owner, well condominium(54 lots in the condominium), annual current expenses 540 € (45 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1543 and 2087 € (reference year 2023)  
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