



# Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



845 000 €

**For sale apartment**

**3 rooms**

**Surface : 80 m²**

**Year of construction : 1990**

**Exposition : Sud nord**

**View : Port**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : prestige**

**Building condition : good**

**Features :**

lift, double glazing, gated, armored door,  
residential, electric blinds, electric  
shutters, pool

2 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 cellar

## Legal information

845 000 € fees included

5,63% VAT of fees paid by the buyer  
(800 000 € without fees), well  
condominium, annual current expenses  
7 200 € (600 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2591 Vallauris

Golfe Juan - Palais Napoléon - 3-room apartment with a stunning south-facing terrace over 100 m². Sea and harbor view. Located in a high-end residence, secured 24/7 with a concierge, discover this beautiful 3-room apartment of approximately 80 m², extended by an exceptional south-facing terrace. The apartment features a large, bright living room facing south, a fully equipped kitchen, two bedrooms, two bathrooms with toilets, and plenty of storage space. The residence offers high-quality amenities: rooftop pool with panoramic views, gym, sauna, and steam room. A garage and a cellar complete this rare property on the market. A unique living environment, just steps from the beaches and the harbor, within a prestigious and secure condominium.

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AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS