



## VENDÔME ESTATE



### BEAUTIFULL VILLA - 360m2 - SEA VIEW - CANNES

06220 Vallauris

On request

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Villa  
360,0 m<sup>2</sup> 2.400,0 m<sup>2</sup>

Rooms: 8  
Bedrooms: 4

Bathrooms: 3

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Vendôme Estate offers a beautiful 254m<sup>2</sup> (360m<sup>2</sup>) villa located on the hills of Vallauris. It boasts a beautiful sea view and a beautiful infinity pool.

On the ground floor, the villa comprises an entrance hall, a first living room, a second living room, a dining room, a kitchen, a cloakroom, a bathroom with a shower, a large terrace with an infinity pool, and two staircases leading to the first floor.

On the first floor, the villa comprises four bedrooms, two bathrooms, a shower room, a living room, a large terrace, and two staff bedrooms overlooking the pool.

A parking space for three cars and a caretaker's cottage complete the villa.

Honoraires à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)















## Details

- Ground floor: entrance hall, first living room, second living room, dining room, kitchen, cloakroom, bathroom with shower, large terrace with infinity pool;
- First floor: 4 bedrooms, two bathrooms, one shower room, a living room, large terrace, and two staff bedrooms on the pool side.
- Parking for 3 cars, caretaker's house.

## Additionally

- Unobstructed sea view
- Infinity pool
- Fireplace
- Terraces

## Legal information

- Energy – Ademe reference – DPE rating: F
- Energy – Conventional consumption: 331 kWhEP/m<sup>2</sup>·year (F)
- Energy – Estimated emissions: 11 kg CO<sub>2</sub>/m<sup>2</sup>·year (C)
- Agency fees are payable by the seller

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Carte de Transaction Immobilières N° CPI 75012015000000883

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