



AGENCE des BAOUS

LE SOLEIL, LA MER, LA VIGNE ET L'OLIVIER

AGENCE DE LA GAUDE

04 93 59 00 00

www.agencedesbaous.com

3 agences La Gaudie, Vence & St-Jeannet

190 000 €

For sale apartment

2 rooms

Surface : 33 m²

Surface of the living : 15 m²

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : good

Standing : residential

Features :

double glazing, gated, calm, residential,
electric blinds, electric shutters, pool,
Mezzanine

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Legal information

190 000 €

Fees paid by the owner, well
condominium (41 lots in the condominium),
annual current expenses 1 700 €
(142 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 2654 Vence

Discover this charming 33.65 m² cross-ventilated apartment, located on the 2nd floor of a sought-after, well-maintained residence fully secured by an automatic gate. A true little haven, bright and practical, offering a sea view on one side and a lovely open view of the Baous on the other. The apartment comprises a living room with an open-plan kitchen, opening directly onto a pleasant terrace where you can fully enjoy the sea view. A small bedroom, a bathroom, and a separate toilet complete this space, creating a coherent and functional layout. A mezzanine is seamlessly integrated into the volume, providing extra space ideal for a sleeping area, an office, or a relaxation corner. To enhance comfort, the apartment includes a cellar, a shared storage room within the residence, as well as a private parking space. A rare and harmonious ensemble, sure to steal the heart of anyone looking for charm, light, and exceptional views.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B
Estimated annual energy between 920 and 1290 € (reference year 2025)
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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel