



# AGENCE des BAOUS

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

AGENCE DE LA GAUDE

04 93 59 00 00

[www.agencedesbaous.com](http://www.agencedesbaous.com)

3 agences La Gaude, Vence & St-Jeannet

375 000 €

**For sale apartment**

**3 rooms**

**Surface : 70 m²**

**Year of construction : 1970**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

1 bedroom

1 shower

1 WC

1 garage

1 cellar



## Apartment 2646 Vence

Very close to the city center, quiet, magnificent panoramic view of the surroundings and the sea. On the top floor of a luxury residence with a pretty wooded park, magnificent 2-room corner apartment comprising: an entrance hall, a fitted and equipped kitchen, a bedroom, a toilet, a shower room, a double living room, a terrace, a balcony. A cellar, a garage.

### Legal information

375 000 €

Fees paid by the owner, well condominium (162 lots in the condominium), annual current expenses 4 153 € (346 € 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) : D  
Estimated annual energy between 1060 and 1480 € (reference year 2024)  
Document non contractuel - 05/01/2025



Agence des Baous - 216, Route de Saint-Jeannet - 06610 La Gaude

Tél. +33 (0)4 93 59 00 00 - [lagaude@agencedesbaous.com](mailto:lagaude@agencedesbaous.com) - [www.agencedesbaous.com](http://www.agencedesbaous.com)

Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel