



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

Tél. 04 92 13 20 40  
[www.delain-immobilier.com](http://www.delain-immobilier.com)  
[info@delain-immobilier.com](mailto:info@delain-immobilier.com)

934 500 €

**For sale house**

**5 rooms**

**Surface : 187 m²**

**Surface of the land : 640 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**Couverture : tiles**

**Features :**

pool, fireplace, double glazing, Automatic  
Watering, Laundry room, calm

4 bedroom

2 terraces

1 bathroom

2 shower s

3 WC

1 garage

3 parkings

1 cellar

**Legal information**

934 500 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## House 2294 Cagnes-sur-Mer

Detached house with swimming pool located in the residential area of l'hubac in a small secure area in a quiet area, 5 minutes from the shops. The house enjoys a lovely sea and hills view with a South/West exposure The house is composed as follows: On the ground floor : A 40 m² gym with bathroom/WC and dressing room. A games room of 30 m². A 20 m² garage with an adjoining workshop. On the ground floor : A living space of 61 m² with living room (insert fireplace) dining room and an open fully equipped high-end kitchen, a guest toilet. Access to a very large south and west facing terrace, also access to the swimming pool with its pool house. Upstairs : Three bedrooms, 2 shower rooms and 2 toilets. The house has reversible air conditioning throughout, double glazing, bay windows, high-end kitchen, alarm... 3

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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Delain Immobilier - 7 promenade de la plage - 06800 Cagnes-sur-Mer  
Tél. +33 (0)4 92 13 20 40 - [info@delain-immobilier.com](mailto:info@delain-immobilier.com) - [www.delain-immobilier.com](http://www.delain-immobilier.com)

Carte professionnelle n°10724 3684T Prefecture des Alpes Maritimes - RCS Antibes B 402 768 543

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