



DELAIN IMMOBILIER  
L'IMMOBILIER A CAGNES SUR MER

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1 350 000 €

**For sale villa contemporaine**

**Surface : 171 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 960 m<sup>2</sup>**

**Year of construction : 2014**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Features :**

pool, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

2 terraces

2 bathrooms

2 showers

5 WC

1 garage

5 parkings

**Legal information**

1 350 000 €

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).



**Villa contemporaine 2350 Cagnes-sur-Mer**

CAGNES SUR MER. Val Fleuri Hills . In a dominant position, at the end of a cul-de-sac and set back from Chemin du Val Fleuri, beautiful neo-Provençal villa built in 2014. It offers more than 170m<sup>2</sup> on two levels and follows the following plan: on one level, entrance to double living room with fitted American kitchen and kitchen office, master bedroom en suite with shower room and dressing room, then upstairs, three bedrooms, two of which are en suite with bathroom and dressing room, the third with shower room. The services are contemporary. The construction is careful with double internal-external insulation, heating, air conditioning and hot water are produced by a heat pump and solar panels hidden in the relay roof. All the equipment is of high quality. This villa does not suffer from any overlooking and benefits from absolute calm, the shops are 500m away. The 960m<sup>2</sup> garden is surrounded by hedges, it is wooded and has a swimming pool...

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