



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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1 365 000 €

## For sale house

5 rooms

Surface : 224 m²

Surface of the living : 53 m²

Surface of the land : 920 m²

Year of construction : 1980

Exposition : Plein sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

## Features :

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

4 bedroom

2 terraces

2 bathrooms

1 shower

4 WC

2 garage

2 parkings

1 cellar

## Legal information

1 365 000 €

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).



## House 2209 La Colle-sur-Loup

LACOLLE SUR LOUP, in a quiet dominant position, come and discover this architect's house from 1980 completely renovated with quality materials and offering great benefits (underfloor heating, air conditioning, remote programmable pellet stove). Its generous and well-distributed volumes make it elegant and very pleasant to live in. Ground level : Overlooking a large south-facing terrace, a bright living room of 53 m2 adjoining an independent equipped kitchen, brings a lot of daily comfort with family and friends. An office that can be transformed into a bedroom, closets and guest toilets. Upstairs: 1 en-suite bedroom with dressing room and full bathroom (shower, bath and toilet), 2 large bedrooms, a bathroom with shower and toilet. In the basement: a garage for 2 cars, a cellar, a laundry room that can be partly converted into a gym or cinema, a guest bedroom with shower room and toilet opening onto the terrace with swimming pool. Price...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
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