



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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1 190 000 €

**For sale villa**

**5 rooms**

**Surface : 210 m<sup>2</sup>**

**Surface of the living : 55 m<sup>2</sup>**

**Surface of the land : 3500 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate

4 bedroom

1 bathroom

2 showers

3 WC

3 garages

4 parkings

2 cellars

**Informations légales**

1 190 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Villa 2340 Saint-Paul-de-Vence

**SAINT PAUL OF VENCE.** Chemin de Léouvé, near Cagnes sur mer, this neo-Provençal villa was built in 1984. It benefits from Geothermal technology which gives it great comfort. It is set on a garden of more than 3,500m<sup>2</sup> with garages for 3 cars with workshop and spa and develops more than 210m<sup>2</sup> on two levels offering a beautiful living space with fireplace and veranda, 3 bedrooms including one en suite on one level and an independent apartment. A laundry-boiler room and two cellars contribute to well-being. This villa impressed us with the quality of its construction and the originality of the distribution of volumes. Wooded environment, not overlooked.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1100 and 1540 € (reference year 2021)  
Document non contractuel - 27/04/2024



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Code NAF 6831Z - SIRET 402 768 543 00025 - Document non contractuel