



980 000 €

For sale villa

5 rooms

Surface : 167 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 956 m<sup>2</sup>

Year of construction : 1985

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, air conditioning, fireplace, Bedroom on ground floor, alarm, Automatic Watering, Laundry room, calm

5 bedroom

2 terraces

1 bathroom

2 showers

3 WC

2 garage

4 parkings

1 cellar

Legal information

980 000 €

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 2344 Cagnes-sur-Mer

CAGNES SUR MER. The hubac. Near the city center, this beautifully crafted traditional Provençal villa offers 170m<sup>2</sup> on two main levels and follows the following plan: entrance, living room with fireplace, fitted kitchen, two bedrooms on one level with bathrooms, toilets, these rooms opening onto the terraces and the garden; upstairs a suite opens onto a pretty tropezienne; on the garden level, two bedrooms with bathroom complete its layout. Built against the hill but cleared by a gap you will find a garage for several cars and a cellar with direct access to the villa. The environment is residential and this villa, set back slightly from the path, benefits from absolute calm and has little privacy. The fully enclosed garden is made up of beautiful planks, one of which carries the large salt pool, it is planted with trees and flowers.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2140 and 2940 € (reference year 2021)  
Document non contractuel - 03/05/2024

