



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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3 200 000 €

For sale luxury property

8 rooms

Surface : 550 m²

Surface of the living : 73 m²

Surface of the land : 2634 m²

Year of construction : 1981

Exposition : Sud ouest

View : Jardin

Inner condition : a refresh

External condition : good

Features :

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

5 bedroom

4 terraces

1 bathroom

4 show ers

8 WC

4 garage

4 cellars

#### Legal information

3 200 000 € fees included

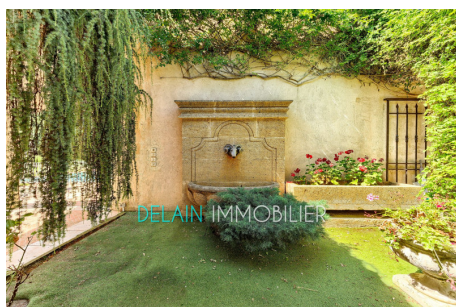
4,71% VAT of fees paid by the buyer  
(3 056 000 € without fees), well  
condominium (82 lots in the condominium),  
annual current expenses 3 948 €  
(329 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



### Luxury property Nice

Charming prestigious residence to acquire in Nice! This detached house with an exceptional surface area of 596 m² on a plot of 2634 m², just needs to be refreshed to become your refuge of tranquility. Ideally facing South-West, it offers a soothing view of its garden. You will be seduced by its spaces, including a 73 m² living room, an independent kitchen, 6 bedrooms, 7 bathrooms and 7 toilets. It also has 4 terraces to enjoy the Mediterranean climate, 4 cellars, as well as a swimming pool with pool house for moments of relaxation. Other services: fireplace, bedroom on one level, double glazing, automatic watering, laundry room, automatic gate. All in a calm environment. Sewerage sanitation. Oil heating. Date of construction: 1981. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on...

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