



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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1 290 000 €

**For sale villa**

**6 rooms**

**Surface : 300 m²**

**Surface of the living : 65 m²**

**Surface of the land : 3348 m²**

**Year of construction : 1972**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Couverture : tiles**

**Features :**

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

6 bedroom

1 terrace

3 bathrooms

1 shower

5 WC

2 garages

1 cellar

#### Informations légales

1 290 000 €

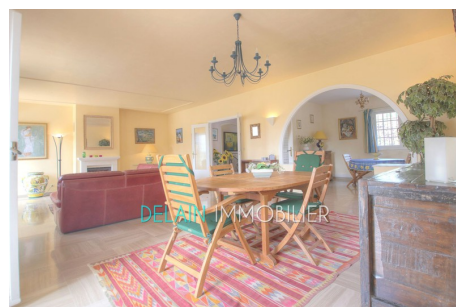
Honoraires à la charge du vendeur, aucune  
procédure en cours, information on the risks  
to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Villa mpo La Gaude

CAGNES SUR MER- LA GAUDE, view of Cap d'Antibes. This beautiful residence of more than 300m² set on a 3,300m² garden is located at the exit of CAGNES a few minutes from the seaside and the shops. The main level offers an entrance, a double living room with fireplace, a kitchen and its family room, a master suite and two bedrooms sharing a bathroom; on the lower floor we find numerous bedrooms, two bathrooms, cellars and storage rooms whose distribution can adapt to different uses. A garage for two cars and several car parks complete this property. We like the volumes, the pleasant circulation in this house where we are on one level of the two levels, the magnificently wooded garden planted with rare and diverse species and the swimming pool with beautiful dimensions. It will be necessary to plan for a modernization despite the permanent care taken since its construction in 1972. Price: €1,290,000 Fees payable by the sellers.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1301 and 1761 € (reference year 2022)  
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