



839 000 €

Buying house

6 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Surface of the land : 705 m<sup>2</sup>

Year of construction : 1948

View : Dégagée

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

Features :

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

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

13/11/2024 - Prix T.T.C



House 144 Cagnes-sur-Mer

You will be seduced by this 6-room detached villa of 150M<sup>2</sup> in perfect condition in a residential area of Cagnes. Living room with fireplace plus dining room of 40m<sup>2</sup>, separate kitchen with laundry room, bedroom on one level with shower room, office of 15M<sup>2</sup>. Upstairs 3 bedrooms, one with bathroom, storage, shower room. Bright, well-kept house with modern amenities (solar panels, water softener, alarm, etc.) Garden with swimming pool, terrace, garage attached to the house, parking space, large cellar. Easy schools, shops and road access. EXCLUSIVE to visit quickly.

#### Legal information

839 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)



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Code NAF 6831Z - SIRET 952 740 421 00013 - Garantie financière : 120.000 EUROS - Document non contractuel - \*prix F.A.I.