



799 000 €

Buying villa  
6 rooms  
Surface : 150 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>  
Surface of the land : 1400 m<sup>2</sup>  
Exposition : Sud ouest  
View : Mer  
Hot water : Electrique  
Inner condition : good  
External condition : good

**Features :**

Bedroom on ground floor, double glazing, calm

5 bedroom  
2 terraces  
1 bathroom  
1 shower  
3 WC  
2 garage  
3 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel  
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## Villa 116 Cagnes-sur-Mer

Sea view agency BRUN IMMO SOLEIL, 7 bd Kennedy 06800 detached villa in Cagnes-sur-Mer, close to the town and amenities. 150 m<sup>2</sup> benefits from spacious grounds of 1400 m<sup>2</sup> on terrace and a south-west exposure which offers you abundant natural light. It is built on one level and offers breathtaking views of the sea and the hills. The independent kitchen is fully equipped. The reversible air conditioning ensures your comfort all year round. Internally, the house is in good condition and offers 5 bedrooms, 1 bathroom, 1 shower room and 3 toilets. There are also 2 beautiful terraces and 3 parking lots. Among other services, the house offers two single-storey bedrooms (included in the 5 bedrooms) which can possibly be offered as two independent rooms), double-glazed windows and a calm atmosphere. A real opportunity to seize. Cagnes-sur-Mer, located in the Provence-Alpes-Côte d'Azur region, has a sector called "near town and amenities". This neighborhood stands out for its proximity to the city center and its ease of access to essential services. There are various shops, grocery stores, restaurants and health care facilities, making daily life easier for its residents. Public transportation is also easily accessible, making the area

