



799 000 €

**Buying villa**

**6 rooms**

**Surface : 150 m²**

**Surface of the living : 35 m²**

**Surface of the land : 1400 m²**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Bon**

**Features :**

Chambre de plain-pied, Double vitrage,  
Calme

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

19/09/2024 - Prix T.T.C



## 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 m² benefits from spacious grounds of 1400 m² 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



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