

**489 000 €**

**For sale house**

**4 rooms**

**Surface : 86 m²**

**Surface of the living : 31 m²**

**Surface of the land : 100 m²**

**Year of construction : 1990**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Alarme, Air conditioning, Electric shutters,  
Automatic gate

**3 bedroom**

**1 terrace**

**2 showers**

**2 WC**

**1 garage**

**1 parking**

**Legal information**

489 000 €

Fees paid by the owner, well condominium,  
annual current expenses 150 €  
(13 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**House 2612 Cagnes-sur-Mer**

**UNDER OFFER** Terraced house with garden, terrace, and separate studio – Cagnes-sur-Mer Located in a secure co-ownership with a volunteer property manager (low fees: only €150/year), this house built in 1993 offers approximately 87 m² of living space (excluding the garage). It includes: On the ground floor: a bright living area of about 30 m² with a living room and open kitchen, opening onto a pleasant terrace and a landscaped garden, as well as a separate toilet. Upstairs: two spacious bedrooms and a modern bathroom with a walk-in shower. Garden level: a separate 20 m² studio, perfect for hosting family members, a teenager, or generating rental income. A 15 m² garage completes the property, with space to park one to two cars in front. You will also benefit from a small storage shed at the lower part of the garden. The house is ideally located in Cagnes-sur-Mer, in the La Colle road area, close to major roads and the Polygone Riviera shopping...

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