

650 000 €

For sale house

4 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 971 m<sup>2</sup>

Year of construction : 1960

Exposition : Est ouest

View : Mer

Hot water : Fuel

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

Fireplace, Bedroom on ground floor,

Double Glazing, Laundry room, Automatic gate, Calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

1 cellar

Legal information

650 000 €

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



## House 2188 Cagnes-sur-Mer

Cagnes-sur-Mer, in a very quiet area close to the town centre, very charming detached villa of around 100m<sup>2</sup> on 2 levels with a very pretty sea and castle view. The ground floor consists of an entrance, a living room facing East, an independent kitchen, a bedroom with closet, a bathroom and a toilet. A pleasant covered terrace with a clear view of the top of Cagnes and the sea completes the whole. On the ground floor there are two bedrooms, a bathroom, a toilet as well as a boiler room and the cellar. The land of 971m<sup>2</sup> is wooded and can accommodate a swimming pool. Garage of 25m<sup>2</sup> adjoining the house. Assured crush!

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 1640 and 2690 € (reference year 2021)  
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