

567 000 €

For sale villa

5 rooms

Surface : 111 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Surface of the land : 361 m<sup>2</sup>

Year of construction : 1985

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : a refresh

External condition : good

Couverture : tiles

Features :

Air conditioning, Fireplace, Electric shutters, Automatic gate, Calm

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

2 parkings

1 cellar

Informations légales

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Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Villa Cagnes-sur-Mer

Exceptional, in the heart of Breguières, a stone's throw from Val Fleuri, in a secure domain, in a green setting. Beautiful semi-detached villa of 111m<sup>2</sup> and 70m<sup>2</sup> of annexes. Entrance large American kitchen opening onto living room with fireplace opening onto a recent veranda, upstairs 3 bedrooms, a bathroom and a shower room. Finally on the garden side on the lower part of the villa with direct access from the living room to a beautiful independent two-room apartment. The garden is magnificent, green, several distinct spaces, the villa also has outbuildings, a garden shed, a garage with mezzanine, a car park + an outdoor car park. A real favorite!!

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