



# PORTISSIM

Tél. 04 93 07 31 62 - PORTISSIM.COM - 2 AGENCES

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

695 000 €

For sale house

7 rooms

Surface : 161 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Surface of the land : 634 m<sup>2</sup>

Exposition : Sud ouest

View : Campagne

Hot water : Fuel

Inner condition : GOOD

External condition : GOOD

Couverture : Tiling

Features :

Stationnements, terrace, Laundry room

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

7 parkings

1 cellar

#### Legal information

695 000 €

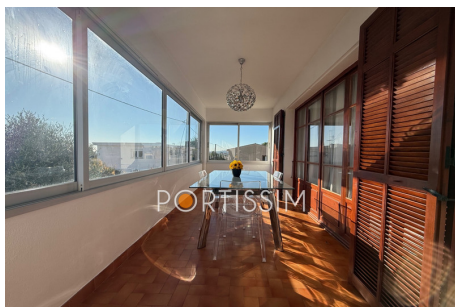
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 25605 Cagnes-sur-Mer

ALPES-MARITIMES (06) Cagnes-Sur-Mer / Detached house with 2 apartments / Flat garden Exclusively, in a quiet location, yet close to all amenities, we offer for sale this beautiful, sunny 161 m<sup>2</sup> house sitting on a 634 m<sup>2</sup> plot, on two levels comprising 2 separate 3-room apartments. On the garden level, you will find a beautiful surface area of 81 m<sup>2</sup> composed of a living room of 21 m<sup>2</sup>, a fitted kitchen, 2 bedrooms and a separate toilet. Upstairs, the same surface area is identically composed with the addition of a large veranda and a glimpse of the sea. Several storage spaces on each floor, cupboards. Several parking spaces, swimming pool.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2090 and 2890 € (reference year 2021)  
Document non contractuel - 18/06/2025



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