



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

1 495 000 €

**For sale house**

**5 rooms**

**Surface : 242 m²**

**Surface of the living : 40 m²**

**Surface of the land : 1001 m²**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : Tiling**

**Features :**

air conditioning, Stationnements, terrace,

Double Glazing, Automatic Watering,

Laundry room, pool

4 bedroom

2 terraces

3 showers

4 WC

4 parkings

2 cellars

**Legal information**

1 495 000 €

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 Cagnes-sur-Mer

Cagnes-Sur-Mer / detached villa with sea view / perfect condition Located in the highly sought-after Val Fleuri neighborhood in Cagnes-sur-Mer, this stunning detached villa offers an ideal living environment: an 18-minute walk to the sea, 12 minutes to the future tramway, and immediate proximity to shops. Filled with natural light and meticulously maintained, it enjoys absolute tranquility and a particularly captivating unobstructed sea view. Designed with comfort in mind, this property is the perfect retreat for a family or an exceptional secondary residence.

**Living Areas** The garden level features a bright living room, an elegant dining room, and a fully equipped, inviting kitchen, creating a spacious open plan area flooded with sunlight and extending seamlessly outdoors. **Sleeping & Comfort** On the upper floor: • Three bedrooms with custom storage • Two modern bathrooms and two toilets On the top level: • A spacious suite including a...

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