



PORTISSIM

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AGENCE DE :
● SAINT LAURENT DU VAR
CAGNES SUR MER

1 320 000 €

For sale house

5 rooms

Surface : 240 m²

Surface of the living : 40 m²

Surface of the land : 6000 m²

Exposition : Sud ouest

View : Dégagée dominante

Hot water : Electrique

Inner condition : GOOD

Features :

air conditioning, Stationnements, terrace,
Double Glazing, Laundry room, pool

4 bedroom

2 terraces

1 bathroom

2 show ers

2 WC

2 garage

5 parkings

3 cellars

Legal information

1 320 000 €

Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 25541 Cagnes-sur-Mer

Magnificent villa, dominant position to enjoy a splendid open view. With an area of approximately 240 m² on land of 4,000 m² wooded and 2,000 m² in planks, facing South/West, very bright and great amenities, swimming pool. The villa consists of: a large living room, an independent equipped kitchen, a utility room, all opening onto the exterior terrace, a master bedroom on one level with its dressing room, a separate toilet. Upstairs: 3 bedrooms, one with bathroom opening onto a magnificent terrace to enjoy a magnificent view in absolute calm, a bathroom, a toilet. An annex of approximately 30 m² configured as a gym. A double garage, a laundry room, cellar, possibility of parking several vehicles.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2620 and 3600 € (reference year 2021)
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