



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

1 280 000 €

For sale townhouse

5 rooms

Surface : 212 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 550 m<sup>2</sup>

Year of construction : 1950

Exposition : Sud ouest

View : Citadine

Hot water : Electrique

Inner condition : Very good

External condition : GOOD

Features :

air conditioning, Pool house,  
Stationnements, Automatic gate, Double  
Glazing, Laundry room

4 bedroom

1 bathroom

1 shower

3 WC

1 garage

4 parkings

2 cellars

Informations légales

1 280 000 €

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)



## Townhouse 25436 Nice

NICE CIMEZ A real favourite. Located in a small cul-de-sac, close to all amenities on foot, in an extremely sought-after area, this superb town house of approx. 245m<sup>2</sup>, on two levels with refined appointments, on a plot of approx. 550m<sup>2</sup>. with its pretty terrace area, swimming pool and fully equipped pool-house. Exposed mainly to the south, this house is bathed in light. Completely renovated, this sublime property will have everything to seduce you... Composed: On the ground floor: a beautiful living room, an independent equipped kitchen, a bathroom, 2 beautiful bedrooms, wc. Upstairs: Open space of approx. 80 m<sup>2</sup>. with a bathroom and toilet. In the basement: a laundry room, 2 large cellars, a bedroom or office, a toilet, a garage.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 935 and 1265 € (reference year 2021)  
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