



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

1 200 000 €

For sale house

4 rooms

Surface : 154 m<sup>2</sup>

Surface of the land : 600 m<sup>2</sup>

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : Roof terrace

Features :

air conditioning, Stationnements, terrace,

Double Glazing, pool

4 bedroom

1 terrace

3 bathrooms

2 WC

1 garage

#### Legal information

1 200 000 €

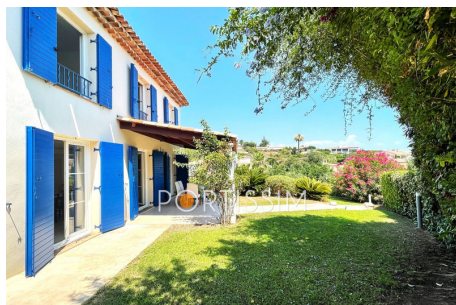
Fees paid by the owner, well condominium,  
annual current expenses 2 400 €  
(200 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## House Villeneuve-Loubet

Villeneuve-Loubet / detached villa in a gated estate / swimming pool Beautiful Provencal-style 5-room villa of 154 m<sup>2</sup> with sea view and pool, ideally located just a 10-minute drive from the sea and beaches, and 20 minutes from Nice and Cannes. Close to all shops. Situated in a gated and guarded estate, facing southeast, spread over two levels. It consists of a double living/dining room opening onto the garden and pool, a fully equipped kitchen, and 3 bedrooms with their own bathrooms. The house also includes a guest studio with a private entrance. A closed garage completes this property. Parking spaces are available throughout the residence. The condominium is very well maintained, featuring its own pool area. Highly secure and under video surveillance. This peaceful home offers a relaxing stay for the whole family. Information about the risks affecting this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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