



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

2 415 000 €

**For sale villa**

**6 rooms**

**Surface : 200 m²**

**Surface of the living : 47 m²**

**Surface of the land : 746 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Mer et Cap d'Antibes**

**Hot water : Electrique**

**Inner condition : To modernize**

**Features :**

air conditioning, Security door, Nombreux stationnements, Fireplace, Electric blinds, Barbecue, Sous-sol aménagé, Buanderie / Cellier /..., Alarm, Piscine 9X4

5 bedroom

2 bathrooms

3 showers

4 WC

1 cellar

#### Legal information

2 415 000 € fees included

5,00% VAT of fees paid by the buyer

(2 300 000 € without fees), well

condominium(79 lots in the condominium),

annual current expenses 3 672 €

(306 € monthly), no current procedure,

information on the risks to which this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr),



#### Villa 25661 Villeneuve-Loubet

Villeneuve-Loubet: Detached villa / Sea view / Co-exclusive In the prestigious Domaine des Hauts de Vaugrenier, Le Planistel, come and discover this 200m2 villa in absolute peace and quiet on a flat plot of 746m2 with a swimming pool.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2839 and 3841 € (reference year 2023)  
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