



890 000 €

Buying villa contemporaine

4 rooms

Surface : 130 m<sup>2</sup>

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

Surface of the land : 350 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Fuel

Inner condition : good

Features :

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

25/04/2025 - Prix T.T.C



## Villa contemporaine 140 Cagnes-sur-Mer

CAGNES-SUR-MER Great acquisition opportunity in Cagnes-sur-Mer in the sought-after area of PINÈDE. Charming detached house of 130m<sup>2</sup> on a plot of 350m<sup>2</sup>, quiet and facing south, with a pleasant view of the garden. This residence offers a spacious living room of 30m<sup>2</sup> with a fireplace, and a separate equipped kitchen. It also has 3 bedrooms, 1 bathroom, 1 shower room and 2 toilets. Also enjoy a terrace and private parking. Comfort is ensured by oil-fired heating and hot water production, as well as double glazing. Good interior condition. Mains drainage. Services: Automatic watering. The PINÈDE sector is located in the heart of the charming town of 06800 Cagnes-sur-Mer. This residential area combines tranquility and friendliness in a lush and green environment. It offers its residents spaces conducive to development, with its many playgrounds as well as green spaces for peaceful walks. Close to all amenities, PINÈDE has schools, shops and local public services. The architecture is a subtle synthesis of modern and traditional elements. Families will appreciate the feeling of security and calm that reign in these places, while benefiting from easy access to other sectors of Cagnes-sur-Mer.



Brun Immo Soleil - 7 Boulevard J. F. Kennedy - 06800 Cagnes-sur-Mer

Tél: +33 (0)4 97 10 09 09 - info@brunimmosoleil.com

Carte professionnelle n°CPI 0062023000000112 - RCS Antibes B 952 740 421

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