



750 000 €

For sale house

5 rooms

Surface : 137 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Surface of the land : 460 m<sup>2</sup>

Year of construction : 1940

Exposition : Sud

View : Mer

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : Tiling

Features :

Stationnements, terrasse, Double Glazing,

Alarm

3 bedroom

2 terraces

2 showers

2 WC

1 garage

2 parkings

1 cellar

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## House 25534 Cagnes-sur-Mer

CAGNES SUR MER - COLLETES - SEA VIEW VILLA - GARAGE In the sought-after Collettes district, come and discover this south-facing detached villa, made up of 2 separate apartments on land that can accommodate your future swimming pool (2x5 m). As soon as you enter, you will be seduced by the bright living space consisting of a fitted kitchen open to the living room giving access to a magnificent terrace with sea views as far as Cap d'Antibes. On the same level, you will find 2 bedrooms of more than 12 m<sup>2</sup> (one with a large wardrobe) as well as a bathroom and a separate toilet with sink. On the garden level, the second apartment is composed of a fitted kitchen with direct access to the terrace and the garden, a living room, a bedroom with dressing room, a bathroom and a separate toilet. The house also offers a large garage, a boiler room/cellar space (13.87 m<sup>2</sup> ideal for storing your belongings)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2500 and 3420 € (reference year 2024)  
Document non contractuel - 22/01/2025

