COLDWELL BANKER
EUROPA REALTY

House Cagnes-sur-Mer 182 m²



SALE PRICE : 1 100 000 €

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DESCRIPTION

Elegant villa with swimming pool, open views and 1,400 m² of grounds overlooking the hills of Cagnes-sur-Mer

Set in a sought-after residential area on the heights of Cagnes-sur-Mer, this elegant property of approximately 180 m² offers a privileged lifestyle in absolute tranquility.

Set on a beautiful, flat 1,400 m² plot, the villa enjoys an elevated position offering lovely open views over the surrounding hills, together with exceptional natural light. A true haven of peace, ideal for enjoying the climate and refined lifestyle of the French Riviera.

The ground floor features a welcoming reception area comprising a double living room and kitchen, opening generously onto the outdoor spaces.

Extending from the living areas, a veranda with a summer kitchen provides a particularly convivial space, perfect for family lunches or summer evenings around the swimming pool.

A studio, comprising a bedroom, shower room with WC, living room and fitted kitchen, completes this level. Ideal for hosting family and friends in complete privacy, it also offers genuine independence for its occupants. It could easily be converted into a ground-floor master suite.

The living areas open directly onto the terrace, garden and swimming pool, creating a seamless connection between indoor and outdoor living.

Upstairs, the sleeping quarters comprise three bedrooms, including an elegant suite with its own private terrace, as well as a bathroom with WC. The two other bedrooms each have their own shower/bathroom and separate WC.

A large 45 m² basement cellar and a laundry room complete the property. Several outdoor parking spaces are available both within and outside the property.

Just minutes from local amenities, the coastline and major road links, the villa enjoys a strategic location, with Nice Côte d'Azur International Airport only 10 minutes away.

Between the sea and the hills, privacy and convenience, this property offers a rare quality of life, equally suited to a primary residence or an elegant second home on the French Riviera.

Key features
Approximately 182 m²
Flat 1,400 m² plot
Swimming pool

Open views
Absolute tranquillity
4 bedrooms, including 2 suites
Independent studio with rental potential
Veranda with summer kitchen
Large 45 m² cellar
Numerous parking spaces
Sought-after residential environment
10 minutes from Nice Côte d'Azur International Airport
Direct access to the garden and swimming pool from the living areas

A discreet and charming property offering a rare quality of life in the heart of the French Riviera.

Agency fees payable by the seller
Property tax: €3,038/year.

Information regarding the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	182.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 134

Greenhouse gas emissions (GHG) index: C 24

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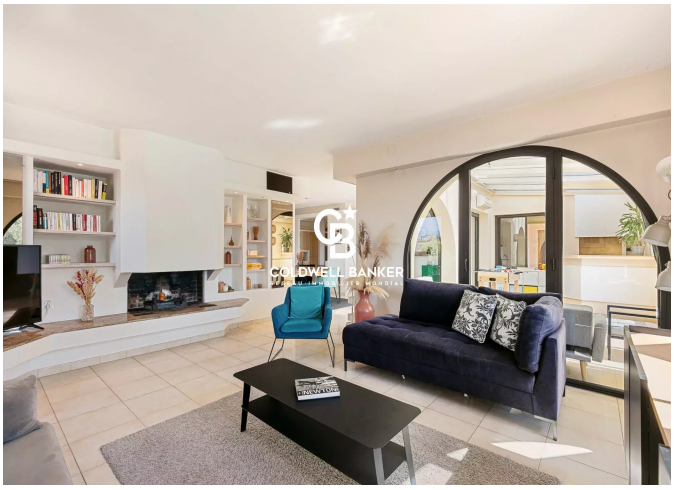







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