COLDWELL BANKER
EUROPA REALTY

House Cagnes-sur-Mer 100 m²




SALE PRICE : 640 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

777 Route de la Colle
France, 06570, Saint-Paul-de-Vence

PHONE : +33489973340
artrealty@coldwellbanker.fr

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## DESCRIPTION

Exclusive opportunity!

Semi-detached house of aproximately 100 sqm in a quiet area, on a 2200 sqm plot with magnificent sea views stretching to Cap d'Antibes. The house comprises :

Ground floor: Entrance hall, guest WC, kitchen, living/dining room with wood-burning fireplace.

Garden level: Access to the pool area, dressing room, two good-sized bedrooms, option to add a third bedroom and a bathroom.

The pool area features a charming pool house with a fully equipped outdoor kitchen.

A garage and several parking spaces complete this property with undeniable potential.

Agency fees included and payable by the seller.

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## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | House | Area: | 100.0 m² | Number of rooms: | 3 rooms |
| Number of bedrooms: | 2 bedrooms | | | | |

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

## ENERGY PERFORMANCE DIAGNOSIS

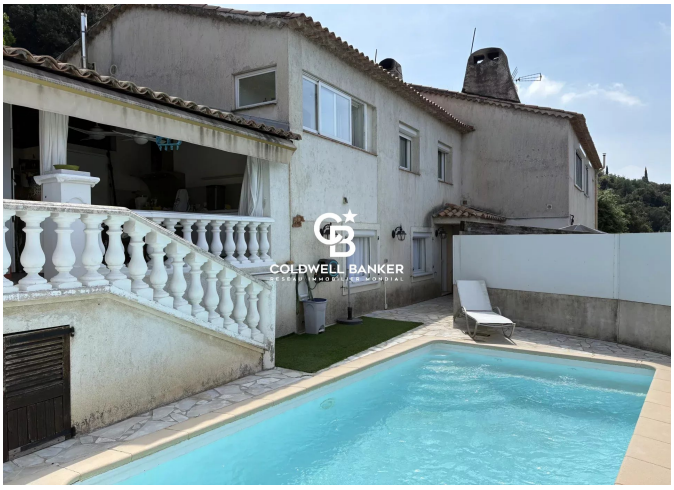
Energy performance diagnosis (EPD): In progress -2

Greenhouse gas emissions (GHG) index: In progress -2

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