COLDWELL BANKER
EUROPA REALTY

House Cagnes-sur-Mer 149 m²



SALE PRICE : 699 000 €

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Located in a highly sought-after area of Cagnes-sur-Mer, in absolute peace and quiet and enjoying an exceptional panoramic view, this villa impresses with its bright cathedral-style living room with an open-plan kitchen, extending onto a beautiful, private terrace.

Upstairs, you will find three bedrooms and a bathroom.

On the garden level, two independent studios offer excellent potential for hosting family, friends, or short-term rental guests through platforms such as Airbnb.

Built on a 1,400 m² plot combining flat areas and terraced gardens, the property allows you to fully enjoy the breathtaking views and relaxing outdoor spaces. The jacuzzi overlooking the landscape promises unforgettable evenings.

The villa also benefits from ample parking and two garages. Some cosmetic updating will allow it to be brought up to modern tastes.

Ideally located close to the bilingual school, this property is perfect for a large family while also offering an attractive opportunity for additional income thanks to the two independent studios.

Contact us to arrange a private viewing.

Honoraires charge vendeur.
Taxe foncière : 1540 €
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr

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FEATURES

Property type:	House	Area:	149.5 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	5 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): D 224

Greenhouse gas emissions (GHG) index: B 9

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