COLDWELL BANKER
EUROPA REALTY

House Cagnes-sur-Mer 178 m²



SALE PRICE : 1 250 000 €

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DESCRIPTION

Perched on the hills above Cagnes-sur-Mer, this stunning 178-square-meter contemporary villa, built in 2024, offers views of the sea and the charming medieval village of Le Haut de Cagnes.

Designed with comfort and natural light in mind, this spacious property stands out for its magnificent cathedral-style high ceilings and tasteful decor. The 78 m² living area features a modern, spacious, open-concept kitchen, extended by large picture windows opening onto the terrace. A wood-burning stove adds a warm touch. A functional utility room and a half-bath complete this level.

Upstairs, an elegant master suite with a walk-in closet, bathroom, shower, and toilet, as well as two additional bedrooms, a half-bath with a toilet, an office, and a laundry room.

Built on a plot of approximately 1,200 m², the villa features a lap pool. The outdoor areas offer excellent potential for landscaping to create a space that reflects your style, and there is the possibility of constructing an annex of approximately 20 m² (for a pool house, studio, or storage).

This contemporary villa with high-end finishes offers every comfort and enjoys a prime location with ocean views, ideal while remaining close to essential amenities and major roads.

Fees payable by the seller

Information on the risks associated with this property is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	178.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 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): A 39

Greenhouse gas emissions (GHG) index: A 1

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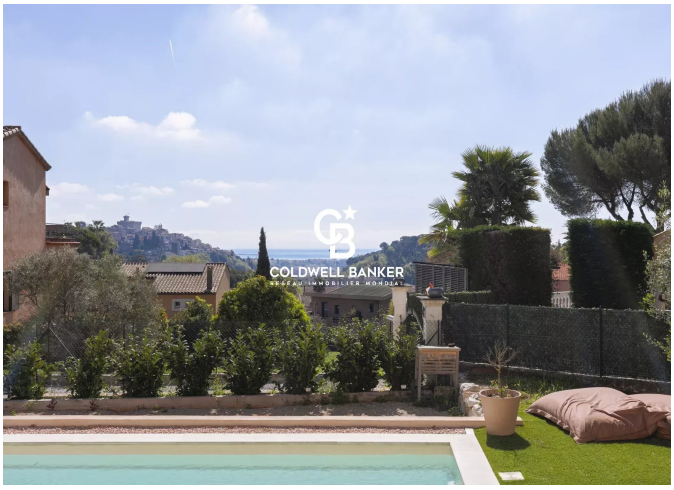











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