COLDWELL BANKER
EUROPA REALTY

House Cagnes-sur-Mer 240 m²



SALE PRICE : 1 870 000 €

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DESCRIPTION

In the heart of Cros-de-Cagnes, just a few steps from the beaches (100 meters) and within immediate proximity to shops and seaside restaurants, this elegant contemporary villa of approximately 240 sqm offers a rare and privileged lifestyle.

Built on a plot of approximately 629 sqm, the property impresses from the moment you arrive with its beautifully landscaped outdoor spaces: garden, large terraces, pool area and covered terrace, creating a true haven of relaxation.

Flooded with natural light thanks to large openings, the villa features generous volumes and high-end modern amenities.

Spread over three levels served by an elevator, it also benefits from a pleasant sea glimpse from the upper floor.

The ground floor includes an elegant entrance, a home office, a versatile room (gym, workshop or guest bedroom), as well as ample storage. A large double garage and technical rooms complete this level.

The main floor offers bright living areas opening onto terraces, with a spacious living room featuring a gas fireplace, a fully equipped open-plan kitchen, and a utility/laundry room. An additional room, currently used as a game room, can easily be converted into a bedroom.

The top floor is entirely dedicated to the sleeping area, with three bedrooms including a beautiful master suite with bathroom, shower, large dressing room and terrace access. The two other bedrooms each have their own shower room and storage.

Two terraces allow you to enjoy a sea glimpse and a peaceful atmosphere.

The villa is equipped with a home automation system for shutters and lighting, with upgrade possibilities.

Only 10 minutes from Nice International Airport and 35 minutes from Monaco, this property enjoys an exceptional location.

Fees: 6% payable by the seller
Property tax: €4,689 per year
Risk information: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	240.0 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	6 rooms	Number of bedrooms:	4 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): B 85

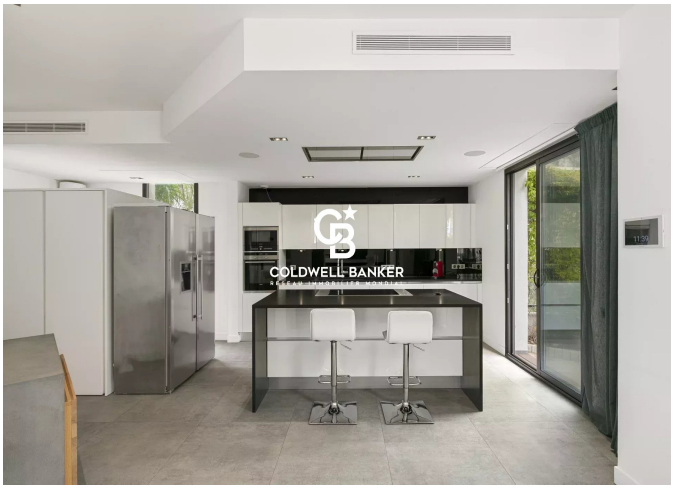
Greenhouse gas emissions (GHG) index: A 3

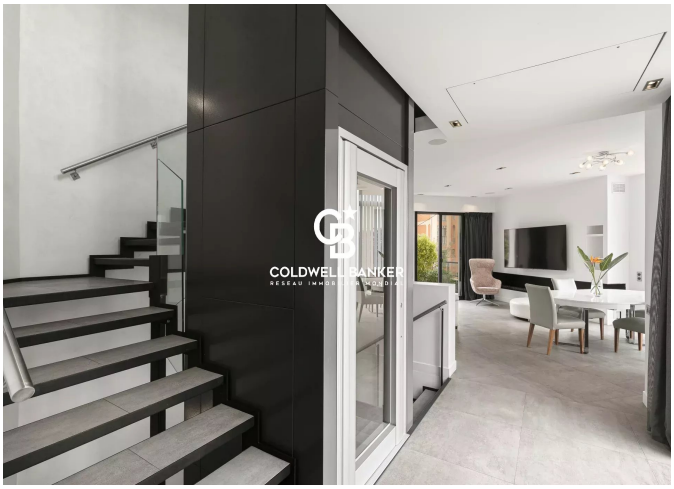
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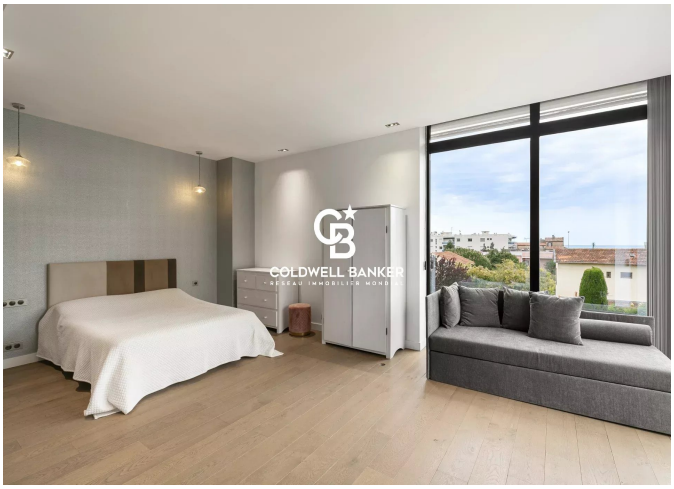
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