COLDWELL BANKER
EUROPA REALTY

House Cagnes-sur-Mer 270 m²



SALE PRICE : 1 495 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

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

PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Sea View Villa – 270 m² Living Space – 1,320 m² Land – Cagnes-sur-Mer

Just 10 minutes from the beach, this stunning villa offers panoramic views of the sea and the Château of Cagnes.
Bright and spacious 68 m² living room with large bay windows, fully equipped separate kitchen, 4 generous bedrooms, 2 bathrooms, covered terraces, open patio, and landscaped garden featuring a 4x8 swimming pool, outdoor shower, and wood-fired barbecue.

On the lower level: fitted space with 2 bedrooms, bathroom, laundry room, pantry, wine cellar, and a large garage – ideal for conversion into an independent apartment.

Outdoor parking for up to 5 vehicles. Quiet, residential neighborhood.

Price: € 1,495,000
Agency fees included, payable by the seller.

A true gem – guaranteed to fall in love!

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FEATURES

Property type:	House	Area:	270.0 m²	Number of rooms:	7 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): C kWh/m².year 0

Greenhouse gas emissions (GHG) index: A kg CO2/m².year 0

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