

Maison Cagnes-sur-Mer 149 m²



PRIX DE VENTE : 745 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	149.5 m ²	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	5 bedrooms		

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DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 224

Indice d'émission de gaz à effet de serre (GES) : B 9



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