

Maison Cagnes-sur-Mer 158 m<sup>2</sup>

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PRIX DE VENTE : 1 000 000 €

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## DESCRIPTION

**EXCLUSIVE:** Beautiful family home with pool, near the sea – Cagnes-sur-Mer, Lautin District

In a sought-after residential and perfectly quiet neighborhood, just steps from the seafront and local shops, this elegant 158 sqm house will charm you with its green surroundings and high-quality features.

Built on a landscaped plot of approximately 477 sqm, it offers a bright, south-facing living space opening onto the pool and a lovely garden with a pergola.

The house comprises six rooms as follows:

A spacious, light-filled living room with open-plan kitchen, opening onto the terrace and pool

Four bedrooms split between the ground and upper floors, including:

A private master suite with bathroom

Two additional bedrooms with bathroom, accessible via an independent staircase

A ground-floor bedroom with bathroom, ideal for hosting guests or for single-level living

An upstairs office with access to a west-facing terrace

The living room offers unobstructed views of greenery and the pool, with complete privacy.

A built-in barbecue area extends the living space, perfect for enjoying sunny days with family or friends.

Easy parking with several indoor spaces, and a cellar complete this property.

The house is in good overall condition and requires no major work.

Located in the Lautin district, close to the beaches, shops, downtown Cagnes-sur-Mer, and just a few minutes from Nice International Airport, this property offers the perfect balance of residential peace and coastal energy.

A rare find on the market, ideal as a primary or secondary residence. A must-see

Agency fees payable by the seller

Property Tax 2300 EUR

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Information on the risks this property is exposed to is available on the Géorisques website:

[georisques.gouv.fr](http://georisques.gouv.fr)

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	158.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

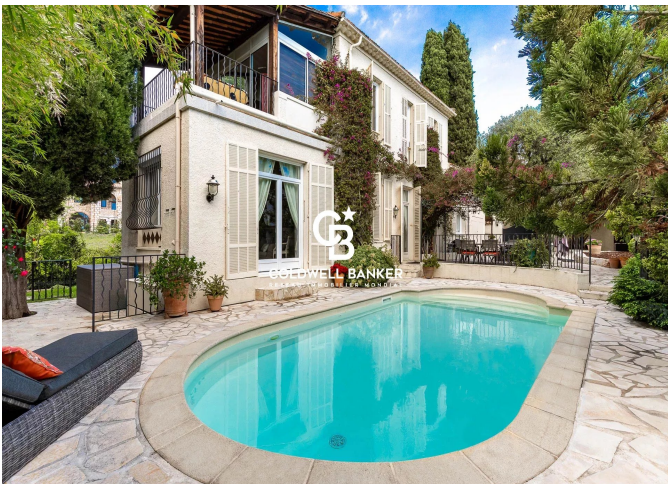
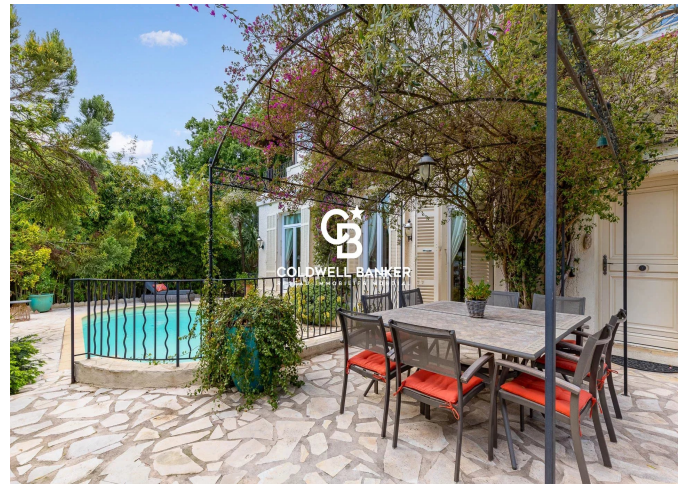
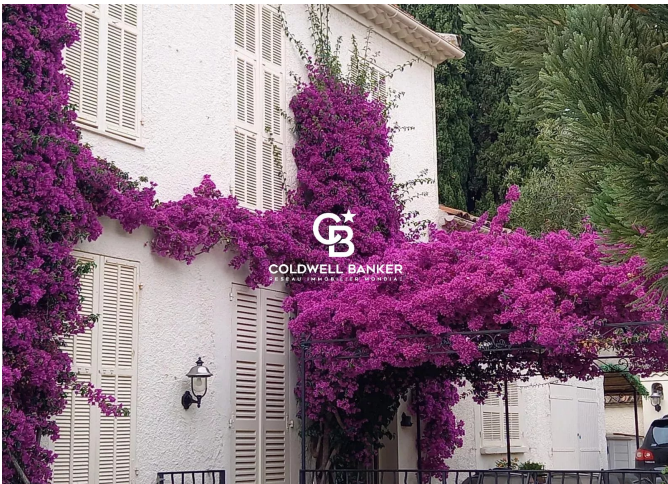
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 225

Indice d'émission de gaz à effet de serre (GES) : D 49



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