

Maison Cagnes-sur-Mer 270 m<sup>2</sup>

---



PRIX DE VENTE : 1 495 000 €

---

EMAIL : [ARTREALTY@COLDWELLBANKER.FR](mailto:ARTREALTY@COLDWELLBANKER.FR)

## DESCRIPTION

Sea View Villa – 270 m<sup>2</sup> Living Space – 1,320 m<sup>2</sup> 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 m<sup>2</sup> 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!

## CARACTÉRISTIQUES

---

Type de bien :	Maison	Surface :	270.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	5 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)

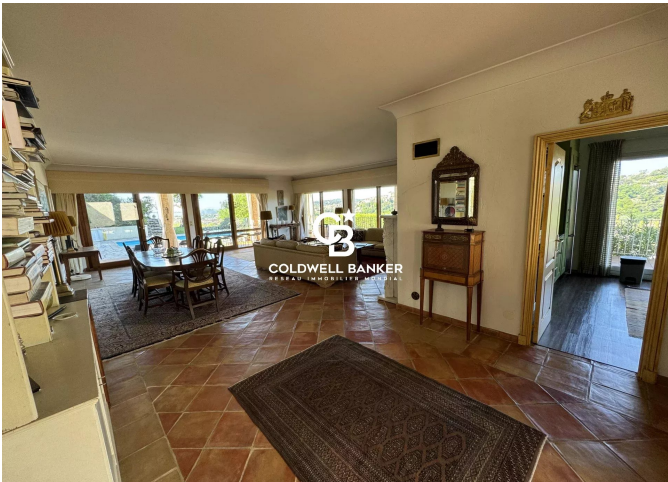
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C kWh/m<sup>2</sup>.year 0

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.year 0



**COLDWELL BANKER**  
**EUROPA REALTY**



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



TÉL : +33489973340  
artrealty@coldwellbanker.fr