

475 000 €

Contact agency

**ATRIO IMMOBILIER**

62, Avenue de Nice

06800 Cagnes-sur-Mer

+33 (0)4 92 02 12 12 /

info@atrioimmobilier.com

**For sale house**

**3 rooms**

**Surface : 80 m²**

**Surface of the living : 30 m²**

**Surface of the land : 300 m²**

**Year of construction : 1990**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

AIR CONDITIONING, fireplace, Bedroom on ground floor, CALM

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel



### House 2549 Cagnes-sur-Mer

Cagnes-Sur-Mer, Presses sector, Slightly in a dominant position, Beautiful traditional, semi-detached house, with 80 m² of living space, comprising an entrance hall, cathedral-style living room with very high ceilings, semi-open fitted kitchen, a large bedroom with exterior access and walk-in cupboards, a bathroom with WC. Upstairs, a bedroom with cupboards and a shower room with WC. This property benefits from a charming garden with a covered terrace, open views and beautiful exposure offering light all year round. A large cellar serving as a crawl space. Possibility of parking 2 vehicles.

**Fees and charges :**

Well condominium

3 lots in the condominium 475 000 € fees included

