

Price on request

Contact agency

Aequalis Immobilier

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For sale house

4 rooms

Surface : 103 m²

Surface of the living : 47 m²

Surface of the land : 349 m²

Year of construction : 1980

Exposition : Ouest

View : Dégagée

Hot water : Gaz De Ville

Inner condition : excellent

External condition : a refresh

Couverture : tiling

Features :

POOL, double glazing, Laundry room, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel



House 1970 Cagnes-sur-Mer

Cagnes-Sur-Mer, route de la Gaude, located within a residential development built in 1980, comprising about fifteen houses. Beautiful 4-room Provençal terraced house of 103 m² over two levels, set on a 349 m² plot, blending modernity with Mediterranean charm. This well-maintained property offers: - On the ground floor, an entrance hall leading to a laundry area with a separate toilet (6 m²), a living room and its open-plan fitted and equipped kitchen (American-style fridge, oven, dishwasher) spanning 47 m². - Upstairs, three bedrooms with built-in wardrobes measuring 11, 15.60 and 11.70 m² respectively (including a master bedroom with a dressing area), a bathroom with toilet (6.35 m²) as well as a shower room (2 m²). In the basement, you'll find a large games room (32 m²) with a billiard table and TV area. Located a 20-minute walk from the seafront and 5 minutes from Lycée Renoir, this house lets you enjoy the peace and quiet of the neighborhood while staying close to the amenities of the town center (shops, bus stop, train station, etc.). You'll be charmed by the quality of the construction and the perfectly maintained garden, featuring a swimming pool, a pétanque court, and two sheds. Two separate outdoor reception areas allow you to fully enjoy the mild evenings of the French Riviera with family or friends. A 15 m² garage and a parking space within the development complete this offer. Don't wait any longer—this is truly your

little corner of paradise!! For contact and visits call 06 66 25 71 66

