

735 000 €

Contact agency

**ATRIO IMMOBILIER**

62, Avenue de Nice

06800 Cagnes-sur-Mer

+33 (0)4 92 02 12 12 /

info@atrioimmobilier.com

For sale villa

5 rooms

Surface : 160 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 508 m<sup>2</sup>

Year of construction : 1965

Exposition : Est ouest

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

ALARM, AIR CONDITIONING, fireplace,

Bedroom on ground floor, CALM

3 bedroom

3 terraces

3 showers

3 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



### Villa 2306 Cagnes-sur-Mer

In a beautiful, quiet subdivision, in a dominant position. Beautiful renovated villa of 130m<sup>2</sup>, plus garage, cellar and boiler room. The house offers a huge 2/3 room upstairs of more than 75m<sup>2</sup> upstairs with great amenities, the double living room is huge, a simple partition allows it to be converted into 3 rooms, beautiful terrace of 20m<sup>2</sup> and direct access at the rear of the villa on the west side where there is a second terrace of more than 100m<sup>2</sup>. Superb garden side 2 rooms of more than 40m<sup>2</sup> and large garden, direct access from the inside to a large garage, a shed and the boiler room including heat pump, thermodynamic tank, photovoltaic panel system allowing the resale of electricity) The property also benefits from a studio to be finished.

Fees and charges :

735 000 € fees included

