

630 000 €

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**

**4 rooms**

**Surface : 135 m²**

**Surface of the living : 35 m²**

**Surface of the land : 1723 m²**

**Year of construction : 1974**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

fireplace, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

6 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



### House 2527 Cagnes-sur-Mer

On the heights of Montaleigne, semi-detached house with beautiful land. Prime location 4 minutes from the city center of Saint-Laurent du Var, benefiting from land suitable for a swimming pool and a very beautiful South-West exposure with an unobstructed view. This very well built and well maintained 5-room house offers great potential with the possibility of converting into an independent 2-room apartment. On the garden level a living room, an independent kitchen that can be connected to the living room as well as a toilet with shower room, and upstairs 3 generously sized bedrooms with a bathroom and toilet. A shelter for 2 cars, an outdoor kitchen area and a large cellar provide the necessary living comfort.

Fees and charges :

630 000 € fees included

