

**865 000 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale villa**

**Surface : 129 m²**

**Year of construction : 1998**

**Exposition : Sud**

**View : Mer**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, electric shutters, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

1 parking

1 cellar

**Energy class (dpe) : B**

Document non contractuel

03/07/2025 - Prix T.T.C



### Villa 8961-1 Cagnes-sur-Mer

Cagnes sur mer 06800 Alpes-Maritimes for sale 5-room villa of approximately 129 m² living space including on level 1: living room with fireplace, fitted kitchen, dining area on enclosed terrace leading to an open terrace, pantry, separate toilet, closet. On the ground floor: 3 bedrooms with storage, shower room and separate toilet, a fourth bedroom with bathroom and dressing room. Heating and hot water with town gas, air conditioning in 2 bedrooms, living room and kitchen, terrace at bedroom level opening onto swimming pool with counter-current and solar shower, adjoining garage for two vehicles + Parking space for two vehicles. South, East and West exposure. Wooded garden with sea view. Quiet location, close to amenities: supermarket, nursery, schools, bus stop nearby. Energy class C. €865,000 including tax. For information and visits: Paule 06 08 33 69 09 - Agency 04 97 22 24 83 - [www.bbii.fr](http://www.bbii.fr)

Fees and charges :

865 000 € fees included

