

## Price on request

### Contact agency

**Saint Pierre Immobilier**

15 Boulevard JF Kennedy

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### For sale house

**5 rooms**

**Surface : 153 m²**

**Surface of the living : 53 m²**

**Surface of the land : 1379 m²**

**Year of construction : 1964**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

### Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

2 showers

2 WC

3 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



## House 10918 Cagnes-sur-Mer

Hubac, exceptional location for this DETACHED VILLA renovated in 2024. Ideally positioned in a commanding spot, the house offers a very open and residential panoramic view, with easy and close access to shops and major roads.. This villa, redesigned with quality materials, will charm you with its spaciousness (153 m² of floor area) and its perfect layout for a large family. On the ground floor, you will find a magnificent cross-through living room of over 53 m² equipped with a wood stove, a beautiful modern and welcoming kitchen fitted with fine materials. The living room opens onto a shaded terrace of 65 m² extending into the garden, and a second terrace on the west side of 25 m², also on the ground floor. The large master bedroom with dressing room/office and private bathroom, with a total area of 27 m², also opens onto the terrace. Upstairs, a spacious landing with a laundry room leads to 3 bedrooms measuring 19 m², 11 m², and 13.30 m², all fitted with parquet flooring, skylights, and sloping ceilings, giving them a charm and coziness that will delight both adults and children, along with a modern shower room and storage space... Outside, there is a 12 m² carport and ample space to park several vehicles, as well as a 16 m² cellar in the basement. The house is equipped with electric shutters, air conditioning, connected surveillance cameras, automatic gate, a must-see. CO-EXCLUSIVE SAINT PIERRE REAL ESTATE a bedroom of&nbsp;

Fees and charges :

