

**1 470 000 €**

**Contact agency**

**Delain Immobilier**

7 promenade de la plage

06800 Cagnes-sur-Mer

+33 (0)4 92 13 20 40 / info@delain-  
immobilier.com

**For sale villa**

**Surface : 200 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1200 m²**

**Year of construction : 2013**

**View : Mer**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : NEW**

**Couverture : tiling**

**Features :**

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

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



### Villa 2409 Cagnes-sur-Mer

CAGNES SUR MER. Les Collettes. Splendid neo-Provençal villa of 200m² on two levels, enjoying a beautiful view of the sea and the Cap d'Antibes as well as a view of the Hauts de Cagnes with its Grimaldi castle. It follows the following plan: entrance, living room of 50m², separate kitchen, 2 bedrooms with en suite bathrooms, then on the lower level two bedrooms with shower room. A windowless room is used for storage, a cellar and a garage equipped with an electrical terminal provide this villa with the necessary comfort. Located on the hill of Les Collettes which houses the Renoir Museum, it is close to shops and the city center, slightly set back from traffic, the calm is absolute. The services are of high quality and will seduce you with their elegance. No work is required. Jean-Michel: 06.17.86.31.71.

**Fees and charges :**

1 470 000 € fees included

