

645 000 €

Contact agency

L'Agence KJ

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For sale villa

5 rooms

Surface : 170 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 1320 m<sup>2</sup>

Exposition : Sud ouest

View : Jardin

External condition : GOOD

Features :

fireplace, Bedroom on ground floor, double glazing, Garage de 40m<sup>2</sup>, garden, Automatic gate

4 bedroom

1 terrace

2 showers

2 WC

1 garage

4 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

21/05/2024 - Prix T.T.C



### Villa 3 Cagnes-sur-Mer

CAGNES SUR MER NEAR POLYGONE — You will find this detached villa of 170m<sup>2</sup> on 1300m<sup>2</sup> of land. Provençal in style, it is made up of two levels, on the ground floor: an entrance, a single-storey bedroom with renovated bathroom, a gym with pantry that can be used as a bedroom. Upstairs: a living room with dining room, a kitchen leading onto the south-facing BBQ terrace. There are also two bedrooms, a laundry room and a family bathroom. The advantages of the villa: large garage of 40m<sup>2</sup>, alarm, stone BBQ, several parking spaces, gas boiler, land for swimming pool.

Fees and charges :

645 000 € fees included

