

## Price on request

### Contact agency

#### ATRIO IMMOBILIER

21, avenue Général Leclerc

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### For sale house

6 rooms

Surface : 155 m²

Surface of the living : 40 m²

Surface of the land : 1400 m²

Year of construction : 1971

Exposition : Sud ouest

View : Mer

Hot water : Gaz

Inner condition : to modernize

External condition : a refresh

Couverture : tiling

### Features :

POOL, AIR CONDITIONING, fireplace,

Bedroom on ground floor, CALM

5 bedroom

2 terraces

1 bathroom

2 showers

3 WC

2 garage

3 parkings

2 cellars

Energy class (dpe) : D

Document non contractuel

Emission of greenhouse gases (ges) : F



## House 2673 Cagnes-sur-Mer

Architect's Villa – Open Views & Exclusive Setting – Cagnes-sur-Mer Perched on an elevated plot close to the town center of Cagnes-sur-Mer, this villa charms with its open views, southwest exposure, and bright atmosphere. The house is laid out over two levels and features generous spaces: an open living and dining area leading to two sunny terraces, a kitchen, a master suite, as well as a sleeping area comprising two bedrooms, a bathroom, and a dressing room. Upstairs, two large bedrooms offer numerous layout possibilities. Outside, the landscaped grounds surround the house and include a pool with a sunbathing area, perfect for fully enjoying the setting and beautiful days. The house requires some modernizing, with renovation work needed, presenting a great opportunity for personalization.

Fees and charges :

