

690 000 €

Contact agency

Saint Pierre Immobilier

15 Boulevard JF Kennedy

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For sale house

Surface : 220 m²

Surface of the land : 1561 m²

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, Automatic gate, CALM

5 bedroom

3 terraces

5 showers

5 WC

2 garage

4 parkings

4 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel



### House 10828 Cagnes-sur-Mer

Beautiful property with enormous potential, on flat land of 1561 m²: large house to renovate with 220 m² of useful space, made up of 3 apartments, plus double independent garage of 32 m². The garden is very pleasant, sunny and quiet. On the garden level, 82m² of living space opening onto terraces and garden, including a living room, a dining room, a large kitchen, 2 single-storey bedrooms and their respective shower room with toilet, plus 55m² of usable workshop/cellars and transformable into a home cinema living room, billiard room, gym, private bar/discotheque, etc. Upstairs, an apartment of 68 m² opening onto a large terrace of 17m² and 2 balconies of 7m² and 3 m² overlooking the garden, including a living room of 18m², a kitchen, two bedrooms, two bathrooms and 2 separate toilets. By independent access, a small apartment of 42 m² including a living room/kitchen, a bedroom overlooking the garden and a small bathroom/toilet. Ideal for rental yield. The land also offers the possibility of detaching a plot.

Fees and charges :

690 000 € agency fees 5,07% à the responsibility of the buyer included

