

## Price on request

**Contact agency**

**ATRIO IMMOBILIER**

21, avenue Général Leclerc

06800 Cagnes-sur-Mer

+33 (0)4 92 02 12 12 /

info@atrioimmobilier.com

**For sale house**

**6 rooms**

**Surface : 165 m²**

**Surface of the living : 50 m²**

**Surface of the land : 725 m²**

**Year of construction : 1960 1990**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : NEW**

**Couverture : tiling**

**Features :**

POOL, ALARM, AIR CONDITIONING, fireplace, Bedroom on ground floor, electric shutters, Automatic Watering, Automatic gate, CALM, pool house

5 bedroom

3 terraces

3 showers

3 WC

4 parkings

**Energy class (dpe) : B**

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

Document non contractuel



## House 2605 Cagnes-sur-Mer

EXCLUSIVE ATRIO REAL ESTATE Nestled quietly at the end of a cul-de-sac, just 2 km from the beaches, this R+1 architect-designed house combines elegance, modernity, and comfort. With a total living area of 165 m² (144 m² Carrez), it sits on a landscaped 725 m² plot, offering complete privacy, a swimming pool, and a relaxation area. On the ground floor, you will find a spacious 45 m² living area filled with natural light, featuring a cathedral ceiling in the lounge, a decorative fireplace, and a fully equipped open-plan kitchen overlooking the garden and pool. A master suite with a large walk-in closet and bathroom, along with two 15 m² bedrooms each with their own bathroom and WC, complete this level. There is also a separate WC. Upstairs, a 13 m² mezzanine serves perfectly as an office or home cinema and leads to two attic bedrooms with skylights and a bathroom with WC. The landscaped garden, facing southwest, provides a peaceful living environment. You'll enjoy a Bali swimming pool with counter-current system, a welcoming terrace, a barbecue corner, two garden sheds (one featuring a sauna), and parking space for 3-4 vehicles equipped with an electric charging station. Reversible air conditioning throughout, full renovation (electrical, plumbing, insulation), no work needed. Close to shops, schools, and public transport, this home boasts an ideal location just a 10-minute walk from the city center and Haut de Cagnes. A rare property perfect for a family or a high-end second home.

