

780 000 €

**Buying house**

**4 rooms**

**Surface : 126 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 3000 m<sup>2</sup>**

**Year of construction : 1988**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, Pool house, fireplace, Bedroom on ground floor, double glazing, Arrosage automatique, Buanderie, calm

3 bedroom

2 terraces

1 bathroom

2 showers

3 WC

5 parkings

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 670 Cagnes-sur-Mer

Cagnes sur Mer - 4-room house of 126m<sup>2</sup>, semi-detached by the garage, ideally located in the residential area of Montaleigne, perched on a high point with an unobstructed view of the garden, pool, and sea, facing southeast, independent studio, in complete tranquility and filled with light, offering a unique living environment with total privacy!! On the ground floor: a beautiful 35m<sup>2</sup> living room with a fireplace, terrace access to the pool and veranda, a separate equipped kitchen with its own terrace, a shower room with toilet An independent studio, carefully arranged, includes a mezzanine, an open-plan kitchen, a living area, and a shower room with toilet! On the first floor: 2 bedrooms with storage, a bathroom, and a separate toilet! All situated on a fully landscaped 3000m<sup>2</sup> plot! The house is very well maintained - reversible air conditioning - double-glazed windows - plenty of storage!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1690 and 2350 € (reference year 2026)  
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