

1 250 000 €**For sale house****8 rooms****Surface : 240 m²****Surface of the land : 1600 m²****Exposition : Sud ouest****View : Dégagée****Hot water : Electrique****Inner condition : good****Features :**

pool, cellar, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate

6 bedroom

5 terraces

4 showers

6 WC

5 garage

6 parkings

Energy class (dpe) : C**Emission of greenhouse gases (ges) : A**

Document non contractuel

01/05/2025 - Prix T.T.C

**House 1666 Cagnes-sur-Mer**

Rare opportunity on the market! Come and discover this exceptional property located in a sought-after area of Cagnes-sur-Mer. Ideally located close to amenities, it benefits from a spectacular unobstructed view of the hills and has an elegant infinity pool. Facing due South-West, this superb residence is divided into three apartments, each offering a breathtaking view of the swimming pool and its pool house. In perfect condition, it is ideal for a large family or a rental investment. The whole is located on a wooded plot of 1,600 m² with outbuildings included. Behind its electric gate, a large tarmacked forecourt leads to the house and three independent garages. An elevator serves the three levels, accessible via a secure airlock. Composition : Ground floor: A light-filled living room of approximately 60 m² with a fully equipped open kitchen and a central island, extended by a covered balcony. This 102 m² level also includes a utility room, two bedrooms, including a master suite with private bathroom. Lower level: Accessible by elevator or external stairs, it includes a 4/5 room apartment of 98 m², with a living room and American kitchen, a bedroom with balcony, a double bedroom in a row, a dressing room, a small office and a bathroom. A second independent apartment of 40 m²,

**Fees and charges :**

1 250 000 € fees included

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