



655 000 €

For sale house

4 rooms

Surface : 103 m²

Surface of the living : 47 m²

Surface of the land : 349 m²

Year of construction : 1980

Exposition : Ouest

View : Dégagée

Hot water : Gaz De Ville

Inner condition : excellent

External condition : a refresh

Couverture : Tiling

Features :

Pool, Double Glazing, Laundry room, Calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Legal information

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Fees paid by the owner, well condominium (15 lots in the condominium), annual current expenses 168 € (14 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1970 Cagnes-sur-Mer

Cagnes-Sur-Mer, route de la Gaude, located within a residential development built in 1980, comprising about fifteen houses. Beautiful 4-room Provençal terraced house of 103 m² over two levels, set on a 349 m² plot, blending modernity with Mediterranean charm. This well-maintained property offers: - On the ground floor, an entrance hall leading to a laundry area with a separate toilet (6 m²), a living room and its open-plan fitted and equipped kitchen (American-style fridge, oven, dishwasher) spanning 47 m². - Upstairs, three bedrooms with built-in wardrobes measuring 11, 15.60 and 11.70 m² respectively (including a master bedroom with a dressing area), a bathroom with toilet (6.35 m²) as well as a shower room (2 m²). In the basement, you'll find a large games room (32 m²) with a billiard table and TV area. Located a 20-minute walk from the seafront and 5 minutes from Lycée Renoir, this house lets you enjoy the peace and quiet of the...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 1160 and 1620 € (reference year 2023)
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