

630 000 €

Contact agency

**Brun Immo Soleil**

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**For sale house**

**4 rooms**

**Surface : 65 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Surface of the land : 550 m<sup>2</sup>**

**Year of construction : 1930**

**Exposition : Plein sud**

**View : Campagne**

**Hot water : Gaz**

**Inner condition : to modernize**

**External condition : GOOD**

**Features :**

Bedroom on ground floor, CALM

2 bedroom

1 terrace

2 showers

1 WC

2 garage

**Energy class (dpe) : E**

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

Document non contractuel



## House 135 Cagnes-sur-Mer

Sweet life in Cagnes-sur-Mer, in the Pinède district, with this charming detached house. On one level and with a surface area of 78 m<sup>2</sup>, it benefits from a generous plot of 550 m<sup>2</sup> in order to appreciate the calm of the south. From the interior, to be modernized, the view is breathtaking on the surrounding countryside. Comprising 2 bedrooms, 1 shower room and 1 WC, it also has a spacious living room of 25 m<sup>2</sup> and a separate kitchen. A south-facing terrace invites you to relax. Built in 1960 and well maintained, it has heating and gas hot water production. The sanitation is all to the sewer. A single-storey bedroom completes the whole. An opportunity not to be missed. PINEDE is a picturesque area located in the Provencal town of 06800 Cagnes-sur-Mer, France. It is a residential, peaceful and charming area, dominated by traditional houses, villas and lush gardens. Typical Mediterranean pine trees dot the landscape, providing shade and a welcome coolness on hot summer days. PINEDE offers panoramic views of the surrounding hills and the Mediterranean Sea. If you walk around the area, you will come across small local shops, playgrounds and various leisure facilities. It is an ideal area for those who appreciate the calm, nature and charm of the Côte d'Azur.

Fees and charges :

630 000 € fees included

