

578 000 €

Contact agency

Chez Soi Immo

5 Rue Robert Lecat

06800 Cagnes-sur-Mer

/ info.chezsoi.immo@gmail.com

For sale villa

3 rooms

Surface : 80 m<sup>2</sup>

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

Surface of the land : 503 m<sup>2</sup>

Year of construction : 1932

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

electric shutters, nets, fireplace, Bedroom on ground floor, double glazing, Isolation, VMC turbofan, Automatic gate, CALM

2 bedroom

1 terrace

1 shower

2 WC

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/12/2024 - Prix T.T.C



### Villa 616 Cagnes-sur-Mer

For sale, Cagnes-sur-Mer Val Fleuri area, pretty single-storey detached villa of 80m<sup>2</sup> with 500m<sup>2</sup> garden. The villa is located in Val Fleuri, in a quiet cul-de-sac and close to shops. It includes a beautiful living room, a large semi-detached kitchen, two bedrooms, a shower room, 2 toilets. It is possible to extend for a second shower room attached to the second bedroom. On the 500m<sup>2</sup> plot, possibility of parking 3 vehicles. Outbuilding of 10 m<sup>2</sup>. No charges. Ideal for a couple or a family with 1 child. Agency fees payable by the seller. Sales representative to contact:

Virginie on 06.52.59.60.29

Fees and charges :

578 000 € fees included

