

1 190 000 €

Contact agency

**ATRIO IMMOBILIER**

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For sale house

6 rooms

Surface : 205 m<sup>2</sup>

Surface of the living : 70 m<sup>2</sup>

Surface of the land : 4000 m<sup>2</sup>

Exposition : Sud est

View : Jardin

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, AIR CONDITIONING, fireplace,

Bedroom on ground floor, Automatic

Watering, Automatic gate, CALM, pool house

4 bedroom

2 terraces

1 bathroom

2 show ers

2 WC

2 garage

4 parkings

2 cellars

Energy class (dpe) : D

Document non contractuel

Emission of greenhouse gases (ges) : A



## House 2411 Cagnes-sur-Mer

Cagnes sur mer - Les Collettes In the privileged area of Les Collettes, superb detached house of 200 m<sup>2</sup> with swimming pool on a plot of 4000 m<sup>2</sup>, in absolute calm and not overlooked. On the ground floor, large living room of 70 m<sup>2</sup> with lounge, living room, dining room and fully equipped kitchen opening onto 100 m<sup>2</sup> terrace with: pool house, summer kitchen, swimming pool (shower and toilet). A master suite on one level as well. The land surrounding the house consists of a children's play area, a vegetable garden and a private wood. Upstairs, 3 large bedrooms with storage, large bathroom/shower and separate toilet. In the basement, laundry room, double garage, games room and possible. independent studio. In excellent general condition with numerous quality services and regular maintenance (completely new roof, double glazing and recent shutters... supporting invoices. Heart stroke !

Fees and charges :

1 190 000 € fees included

