

1 250 000 €

Contact agency

**Renoir Immobilier**

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**For sale house**

**8 rooms**

**Surface : 240 m<sup>2</sup>**

**Surface of the land : 1600 m<sup>2</sup>**

**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) : D**

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

Document non contractuel



## 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 m<sup>2</sup> 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 m<sup>2</sup> with a fully equipped open kitchen and a central island, extended by a covered balcony. This 102 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>, completely new, opens onto a large terrace with direct access to the swimming pool and its pool house. Annexes: A fitted wine cellar with tasting area. Two additional garages. A 16 m<sup>2</sup> chalet. A potting ground. Technical characteristics:

