

1 290 000 €

Contact agency

Delain Immobilier

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For sale villa

6 rooms

Surface : 300 m<sup>2</sup>

Surface of the living : 65 m<sup>2</sup>

Surface of the land : 3348 m<sup>2</sup>

Year of construction : 1972

Exposition : Sud

View : Mer

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

POOL, fireplace, Bedroom on ground floor,  
double glazing, Automatic Watering,  
Laundry room, Automatic gate, CALM

6 bedroom

1 terrace

3 bathrooms

1 shower

5 WC

2 garage

1 cellar

Energy class (dpe) : D

Document non contractuel

Emission of greenhouse gases (ges) : A



## Villa mpo La Gaude

CAGNES SUR MER- LA GAUDE, view of Cap d'Antibes. This beautiful residence of more than 300m<sup>2</sup> set on a 3,300m<sup>2</sup> garden is located at the exit of CAGNES a few minutes from the seaside and the shops. The main level offers an entrance, a double living room with fireplace, a kitchen and its family room, a master suite and two bedrooms sharing a bathroom; on the lower floor we find numerous bedrooms, two bathrooms, cellars and storage rooms whose distribution can adapt to different uses. A garage for two cars and several car parks complete this property. We like the volumes, the pleasant circulation in this house where we are on one level of the two levels, the magnificently wooded garden planted with rare and diverse species and the swimming pool with beautiful dimensions. It will be necessary to plan for a modernization despite the permanent care taken since its construction in 1972. Price: €1,290,000 Fees payable by the sellers.

Fees and charges :

1 290 000 € fees included

