



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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**890 000 €**

**For sale maison de ville**

**5 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the land : 350 m<sup>2</sup>**

**Year of construction : 1930**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Couverture : tiles**

**Features :**

Poêle à bois, Bedroom on ground floor,  
double glazing, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

**Legal information**

890 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Maison de ville 2387 Cagnes-sur-Mer

CAGNES SUR MER. The pine forest. This detached villa is located 200m from the beaches and enjoys absolute calm. It is a town house close to shops and schools, very well built and elegant both in its exterior appearance and in the distribution of volumes. It deserves a quality modernization which will be easy to achieve. Its living space of over 130m<sup>2</sup> offers, in addition to a double living room with open fitted kitchen, two bedrooms on the ground floor and two bedrooms upstairs, a bathroom and a toilet on each level. The fully enclosed garden is made up of an interior courtyard, a small ornamental garden and two parking spaces. DPE: C. Price: €890,000 Agency fees included.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1980 and 2730 € (reference year 2021)  
Document non contractuel - 14/03/2025



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Code NAF 6831Z - SIRET 402 768 543 00025 - Document non contractuel