



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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1 370 000 €

**For sale bastide**

**4 rooms**

**Surface : 202 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 3860 m<sup>2</sup>**

**Year of construction : 1965**

**Exposition : Sud ouest**

**View : Verdure**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

2 garage

4 parkings

1 cellar

**Legal information**

1 370 000 €

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)



## Bastide mpo La Colle-sur-Loup

LA COLLE SUR LOUP. ROQUEFORT Road. This traditional single-storey stone farmhouse was built and fitted out with particular care in the greatest regional tradition with local materials (Sine stone, Roman tiles). It covers approximately 200m<sup>2</sup> and its well-distributed volumes offer a most comfortable life for couples or families. It was created by its owners and this gives it an undeniable uniqueness. Its services and decoration place it in a luxury category (underfloor heating, central vacuum, cold room with wine cellar, laundry room, air conditioning, automatic watering, carport and small independent annex, automatic gate). The 3860m<sup>2</sup> garden is flat, fully enclosed and has a valid building permit for a 15m x 5m swimming pool. This farmhouse is located in a rural area on the banks of the Loup, in absolute calm and not overlooked. The village shops are 1.5km away and NICE airport is 10 minutes away.

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