



# CHEZ SOI IMMO

transactions immobilières  
www-chez-soi-immo.com

**569 000 €**

**Buying villa**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 100 m<sup>2</sup>**

**Exposition : Sud**

**Hot water : Individuelle électrique**

4 bedrooms

1 terrace

1 shower

2 WC

1 garage

1 parking

2 cellars

**Energy class (dpe) : D**

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

Document non contractuel

22/10/2024 - Prix T.T.C



## Villa 500 Cagnes-sur-Mer

For sale, Cagnes-sur-mer, city center, close to all shops on foot, pretty duplex apartment / villa at the foot of old Cagnes. The apartment, in a small condominium of 5 lots, is composed on the ground floor of a beautiful living room of more than 40m<sup>2</sup> with open kitchen of 15 m<sup>2</sup> overlooking the garden, a storeroom, a large adjoining single-storey room of more than 32 m<sup>2</sup> with toilet and washbasin, upstairs 3 bedrooms, a shower room with separate toilet and access to the roof with possibility of development under the attic. Sold with a garage, parking, and 2 cellars. Possibility of purchasing a studio in addition, ideal for liberal profession or receiving family. Price displayed fees charged to the seller. Salesperson to contact: Virginie on 06.52.59.60.29.

Fees and charges :

Annual current expenses 360 €

Well condominium

5 lots in the condominium 569 000 € fees included



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*Carte professionnelle n°0605 2017 000 020 062 - RCS 823 414 644*

*SIRET 823 414 644 00018 - Document non contractuel - \*prix F.A.I.*