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# Magnificent House - Cagnes-surmer Béal Breguières

 ${\bf Cagnes-sur-Mer}\ , {\bf Alpes-Maritimes}\ , {\bf Provence-Alpes-Cote-d'Azur}$ 



€1,050,000

inc. of agency fees

**4** Beds

**180** sqm

Located in the highly sought-after residential neighborhood of Béal/Bréguières in Cagnes-sur-Mer. this stunning bourgeois house...

#### At a Glance

**Reference** MFH

MFH-

PROHWNC85155971

Near to Cagnes-sur-Mer

Price

€1,050,000

Bed

4

Pool No

Hab.Space 180 sqm

Land Tax N/A

Located in the highly sought-after residential neighborhood of Béal/Bréguières in Cagnessur-Mer. this stunning bourgeois house of approximately 180 m<sup>2</sup> sits on a 500 m<sup>2</sup> plot. Its location is ideal. being close to the city center. with shops. schools (from primary to high school) within walking distance. and just a 10-15 minute walk from the beach.

This charming two-story building. with 4 bedrooms. is perfect for a large family. It is a rare find on the market. Currently. the house is divided into 3 apartments: an 80 m<sup>2</sup> 3-4 room apartment with a 15 m<sup>2</sup> terrace on the first floor, and two 2-room apartments on the garden level. The beautiful interior staircase connecting the two floors can be restored if the three separate apartments are not needed.

A large garage and an adjoining cellar are located at street level. with direct access to the garden.

The sun-drenched garden is beautifully landscaped with Mediterranean plants and trees. including an eucalyptus. a pepper tree. and succulents. Both the house and the land enjoy an unobstructed view extending to the medieval village of Cagnes-sur-Mer.

Don't hesitate to schedule a visit soon!

**Summary** 

Property type: House

Bedrooms: 4

Price €1,050,000

**Key Information** 

Year Built: 1930

Internal Area: 180 sqm

Property Features:

Double pane

windows

**Location: Provence-Alpes-Cote-d'Azur** 



# Gallery























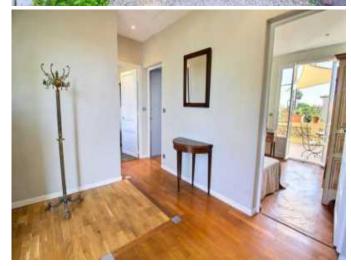




























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#### S. and L. BROWN



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