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Spacious House With Pool, Garden, And Terraces - Cagnes-sur-mer

Cagnes-sur-Mer, Alpes-Maritimes, Provence-Alpes-Cote-d'Azur



€1,095,000

inc. of agency fees

6 Beds

228.25 sqm

Rare on the market: a spacious house close to all amenities, with a pool, garden, and ample parking. Ideally situated in the...

At a Glance

Reference

Near to

Cagnes-sur-Mer

Price €1,095,000

Bed

PROHWNC86121254

Pool No

Hab.Space 228.25 sqm

Land Tax N/A

Property Description

Rare on the market: a spacious house close to all amenities, with a pool, garden, and ample parking.

Ideally situated in the sought-after Bréguières Sud neighborhood, the property is just a few minutes' walk from the beach, the center of CagnessurrMer, shops, and supermarkets. The train station is also within walking distance, it is near major roads, and only a 10-minute drive from the airport.

Set on a flat 910m² plot, the roughly 228m² villa offers many possibilities after some renovation work.

On the ground floor you'll find a large double living room with a fully equipped open kitchen, as well as two bedrooms. All rooms open directly onto the outdoor spaces, creating a seamless transition to the sunny terrace and the pool. There is also a pantry/laundry area, a dressing space, a shower room, and separate toilets.

On the upper floor is a spacious master bedroom opening onto a lovely terrace with views over the garden and even the HautrderCagnes castle, with its shower room; another bedroom with a large terrace overlooking the pool; and a bathroom. The two large terraces on this level — one about 21m² facing southeast, the other about 50m² facing southwest — are ideal for enjoying the sun throughout the day.

The property also includes a well-wentilated cellar of around 90cm^2 — a flexible space that can be converted into a gym, playroom, workshop, or additional storage.

With two independent entrances, the house can easily be divided into two apartments — an ideal solution for a large family, guests, or a rental investment. A spacious parking area for up to seven vehicles and the possibility to build a carport further enhance the practicality of this villa. Renovation estimates available upon request.

home with high potential, full of comfort, and in a prime location: a mustrsee!	

Summary

Property type: House

Bedrooms:

Price €1,095,000

Key Information

Internal Area: 228.25 sqm

Location: Provence-Alpes-Cote-d'Azur

6



Gallery































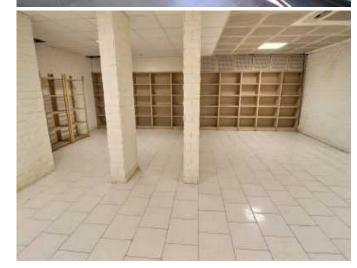




















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