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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** MFH-  
PROHWNC86121254

**Bed** 6

**Near to** Cagnes-sur-Mer

**Pool** No

**Price** €1,095,000

**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 Cagnes-sur-Mer, 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 910m<sup>2</sup> plot, the roughly 228m<sup>2</sup> 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 Haut-de-Cagnes 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 21m<sup>2</sup> facing southeast, the other about 50m<sup>2</sup> facing southwest — are ideal for enjoying the sun throughout the day.

The property also includes a well-ventilated cellar of around 90m<sup>2</sup> — 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.

A home with high potential, full of comfort, and in a prime location: a must-see!

### Summary

Property type: House  
Bedrooms: 6  
Price €1,095,000

### Key Information

Internal Area: 228.25 sqm

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



## Gallery

















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**S. and L. BROWN**



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