

830 000 €

**Buying house**

**Surface : 220 m²**

**Surface of the land : 1561 m²**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : A rénover**

**External condition : good**

**Couverture : Tuiles**

**Features :**

Bedroom on ground floor, Portail automatique, calm

5 bedroom

3 terraces

5 show ers

5 WC

2 garage

4 parkings

4 cellars

**Energy class (dpe) : F**

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

Document non contractuel

16/09/2024 - Prix T.T.C



## House 10828 Cagnes-sur-Mer

Beautiful property with enormous potential, on flat land of 1561 m²: large house to renovate with 220 m² of useful space, made up of 3 apartments, plus double independent garage of 32 m². The garden is very pleasant, sunny and quiet. On the garden level, 82m² of living space opening onto terraces and garden, including a living room, a dining room, a large kitchen, 2 single-storey bedrooms and their respective shower room with toilet, plus 55m² of usable workshop/cellars and transformable into a home cinema living room, billiard room, gym, private bar/discotheque, etc. Upstairs, an apartment of 68 m² opening onto a large terrace of 17m² and 2 balconies of 7m² and 3 m² overlooking the garden, including a living room of 18m², a kitchen, two bedrooms, two bathrooms and 2 separate toilets. By independent access, a small apartment of 42 m² including a living room/kitchen, a bedroom overlooking the garden and a small bathroom/toilet. Ideal for rental yield. The land also offers the possibility of detaching a plot.

**Fees and charges :**

830 000 € agency fees 5,18% à the responsibility of the buyer included

