

830 000 €

**Buying house**

Surface : 220 m<sup>2</sup>

Surface of the land : 1561 m<sup>2</sup>

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 showers

5 WC

2 garage

4 parkings

4 cellars

Energy class (dpe) : F

Emission of greenhouse gases (ges) : F

Document non contractuel

08/09/2024 - Prix T.T.C



## House 10828 Cagnes-sur-Mer

Beautiful property with enormous potential, on flat land of 1561 m<sup>2</sup>: large house to renovate with 220 m<sup>2</sup> of useful space, made up of 3 apartments, plus double independent garage of 32 m<sup>2</sup>. The garden is very pleasant, sunny and quiet. On the garden level, 82m<sup>2</sup> 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 55m<sup>2</sup> of usable workshop/cellars and transformable into a home cinema living room, billiard room, gym, private bar/discotheque, etc. Upstairs, an apartment of 68 m<sup>2</sup> opening onto a large terrace of 17m<sup>2</sup> and 2 balconies of 7m<sup>2</sup> and 3 m<sup>2</sup> overlooking the garden, including a living room of 18m<sup>2</sup>, a kitchen, two bedrooms, two bathrooms and 2 separate toilets. By independent access, a small apartment of 42 m<sup>2</sup> 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

