

**330 000 €**

**For sale house**

**3 rooms**

**Surface : 75 m²**

**Surface of the living : 28 m²**

**Year of construction : 1987**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : to renovate**

**Couverture : tiles**

**Features :**

Pool, Fireplace, Calm

2 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage



## House 2395 Cagnes-sur-Mer

On the heights of Val Fleuri, in a small residence with swimming pool, quiet with a completely unobstructed view of the hills and the sea, discreetly terraced house on one side to renovate. Composed of a 28m² living room equipped with a fireplace with open kitchen, opening onto a 12m² south terrace, upstairs a very large en-suite bedroom with its bathroom, on the ground floor, another bedroom with bathroom and cupboards. Possibility of a 3rd bedroom A closed garage completes this property. Easy parking for a 2nd vehicle

### Legal information

330 000 €

Fees paid by the owner, well condominium, annual current expenses 1 620 € (135 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

- Emission of greenhouse gases (ges) : Coming soon  
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