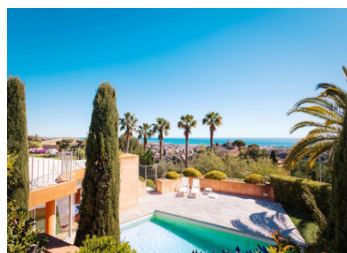


Nice - Cagnes-Sur-Mer. Contemporary 4 bedroom villa, panoramic views, pool



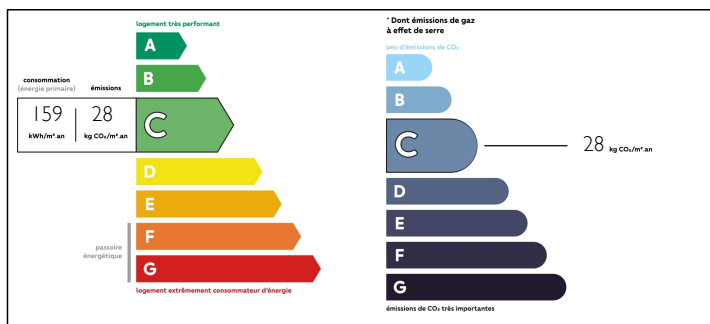
## INFORMATION

Town:	Cagnes-sur-Mer
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	5500 m2

## IN BRIEF

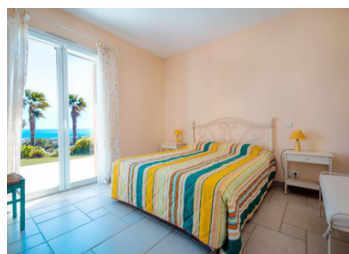
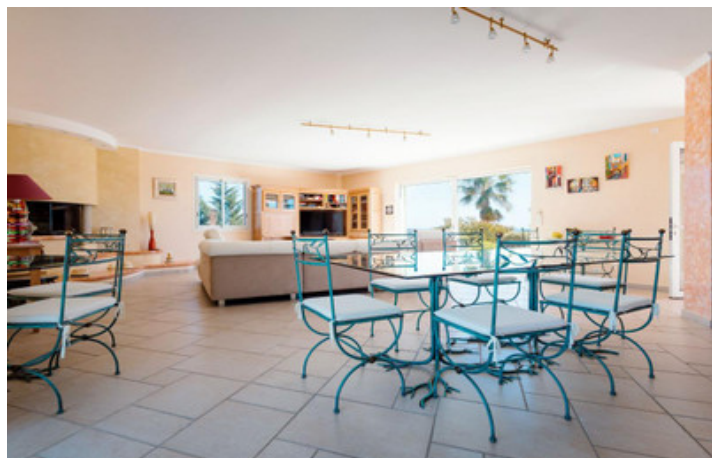
Nice - Cagnes sur Mer. Located on the hills superb contemporary villa (built in 2000) with 220m<sup>2</sup> of living spaces on two levels. The garden level has the entrance, a large living room with fireplace, a dining area and an open kitchen opening onto a very large terrace with an exceptional view from Cap d'Antibes to the airport, 3 bedrooms, a bathroom, toilet, lots of storage. Above a master bedroom with shower room. Underfloor heating and reversible air conditioning in all rooms. Large basement, laundry room, wine cellar. Swimming pool, garden with mediterranean plants and trees, garage for 2 cars.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Located 10min from the Airport and 20min from Nice, Cagnes sur Mer is a very good place to enjoy the Côte d'Azur. It is divided in 3 parts : the Medieval village with its old castle and cobble streets, the city center and the fishing village of Cros de Cagnes with all its restaurants on the waterfront. And with the tramway coming to Cagnes from Nice in 2028 it will be a short ride to airport or Nice.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES