

Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

# Sale - House Cagnes-sur-Mer (Les Bréguières) - 960,000 €

*Property ID: 86002193*



PURCHASE PRICE: 960.000 EUR • LIVING SPACE: ca. 160 m<sup>2</sup>

Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## At a glance

|              |            |                       |                 |
|--------------|------------|-----------------------|-----------------|
| Property ID  | 86002193   | Purchase Price        | 960.000 EUR     |
| Living Space | ca. 160 m² | Total Space           | ca. 160 m²      |
|              |            | Condition of property | Well-maintained |

Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## Energy Data

|              |     |                          |                                |
|--------------|-----|--------------------------|--------------------------------|
| Power Source | Gas | Energy Certificate       | Energy consumption certificate |
|              |     | Final energy consumption | 183 kWh/m²a                    |
|              |     | Energy efficiency class  | D                              |

Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## The property



Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## The property



Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## The property



Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## The property



Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## The property



Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## The property



Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## The property



Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## A first impression

Charming townhouse with Outdoor Spaces and Garage.

Discover this beautiful townhouse at the moment currently divided into three independent apartments — ideal for a rental investment, a main residence with rental income, or a family property.

On the upper floor, a spacious 80 m<sup>2</sup> apartment will charm you with its brightness and smart layout: entrance hall, 2 bedrooms, bathroom, separate kitchen, and a large living/dining area opening onto a generous rooftop terrace.

On the garden level, two well-designed 40 m<sup>2</sup> apartments each feature a living room, kitchen, bathroom, and bedroom. Both units enjoy access to a private garden, a real plus for comfort and privacy.

Practical features include a secure garage and an additional storage room, completing this property's many assets.

Peace, functionality, and potential are the key words that define this unique opportunity.

Property ID: 86002193 - 06800 Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

## Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

---

76 Boulevard de la Croisette, 06400 Cannes

Tel.: +33 4 93 - 49 56 40

E-Mail: [frenchriviera@von-poll.com](mailto:frenchriviera@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)