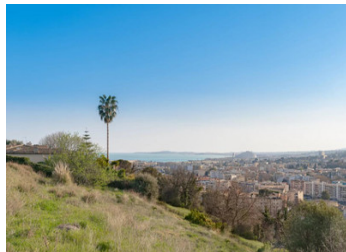


Villa with sea view - Cagnes Sur Mer



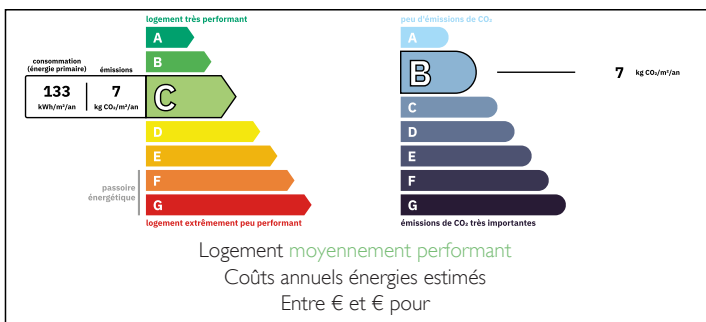
INFORMATION

Town:	Cagnes-sur-Mer
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	298 m2
Plot Size:	1320 m2

IN BRIEF

Magnificent neo- provencal villa with panorama view overlooking the Sea – Cap d' Antibes, Mountains and Haut de Cagnes, 180 degrees south west. This beautiful villa is in prime location of the historic seaside village of Cagnes Sur mer at the heart of the Cote d'Azur, between Nice and Cannes.

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.



LOCAL TAXES

Taxe foncière: 2037 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The villa is located in the much sought after Les Collettes area, once home of the great painter August Renoir.

The stunning, uninterrupted 180 degrees south-west view of Sea, Mountains and Valley must be seen. The villa is situated within the private domain Les Grimaldines overlooking the medieval village Haut de Cagnes, Sea view of Baie des Anges and Ca d' Antibes.

The area is a valuable position near the beaches. The sea is just a 5 min drive or 15 min walk, 15 minutes by car to Nice airport. The medieval village of Haut de Cagnes area is fairly untouched by modern life, although you will find anything you need in Cagnes Sur Mer including one of the best covered Provençal farmers Markets of the Cote d' Azur.

With restaurant, casino, cinema, concerts and exhibitions, Cagnes Sur Mer offers a large choice of sports and cultural activities. The famous shopping mall Polygone Riviera is a 10 min drive.

The villa is divided into two sections on the main floor separating the living spaces from the four bedrooms providing great comfort.

On the main floor is the living spaces which flows easily into each other while providing a noiseless environment and peace in the bedrooms detached in it's own house with a connecting corridor. Sliding glass doors leads from the living room onto the pool terrace and garden.

Two of the bedrooms have access to covered terrasses overlooking the mountains and Haut de Cagnes. One bedroom is facing mountain view...