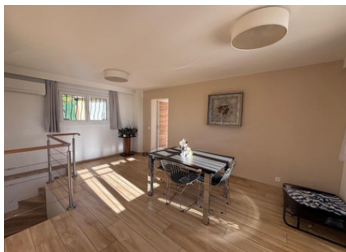


Nice - Cagnes-Sur-Mer. Villa with pool and sea views, 4 bedrooms



INFORMATION

Town:	Cagnes-sur-Mer
Department:	Alpes-Maritimes
Bed:	4
Bath:	0
Floor:	242 m ²
Plot Size:	1001 m ²

IN BRIEF

Nice - Cagnes sur Mer

Located in the highly sought-after Val Fleuri area of Cagnes-sur-Mer, this detached villa enjoys an ideal setting, just an 18-minute walk from the sea, 12 minutes from the future tramway, and close to shops. Peaceful and exceptionally bright, it offers an attractive open sea view.

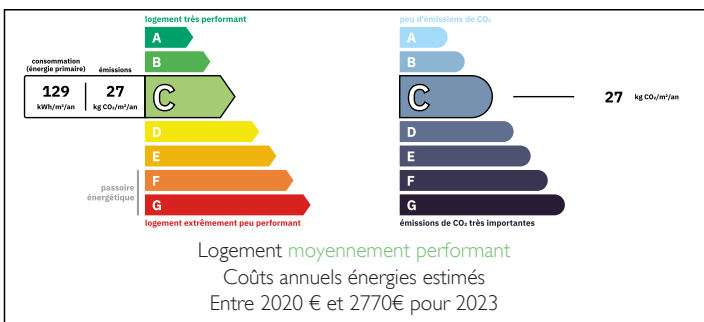
The garden level features a spacious sun-filled living area with lounge, dining room and fully equipped kitchen, all opening onto the outside.

Upstairs, the villa offers three bedrooms with custom-built storage, two modern shower rooms and two toilets. The top floor hosts a spacious suite with private shower room, toilet and cleverly converted attic space.

The ground floor also includes a dressing room, plenty of storage, a laundry room and a billiard room.

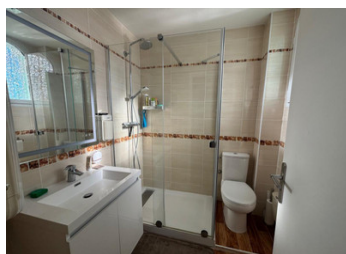
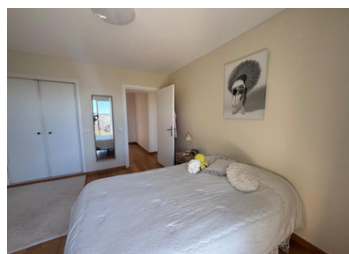
Outside, the property benefits from 35 sqm of outbuildings, several parking spaces, and a swimming

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

Cagnes-Sur-Mer / detached villa with sea view / perfect condition

Located in the highly sought-after Val Fleuri neighborhood in Cagnes-sur-Mer, this stunning detached villa offers an ideal living environment: an 18-minute walk to the sea, 12 minutes to the future tramway, and immediate proximity to shops. Filled with natural light and meticulously maintained, it enjoys absolute tranquility and a particularly captivating unobstructed sea view.

Designed with comfort in mind, this property is the perfect retreat for a family or an exceptional secondary residence.

Living Areas

The garden level features a bright living room, an elegant dining room, and a fully equipped, inviting kitchen, creating a spacious open plan area flooded with sunlight and extending seamlessly outdoors.

Sleeping & Comfort

On the upper floor:

- Three bedrooms with custom storage
- Two modern bathrooms and two toilets

On the top level:

- A spacious suite including a private shower room, WC, and cleverly arranged attic space

Ground Floor Level

An additional level dedicated to comfort:

- Dressing room,
- Plenty of storage space,
- Laundry room,
- Billiard room, perfect for relaxing moments.

Outdoors & Outbuildings

The property also offers:

- 35 m² of outbuildings,
- Several parking spaces, easily accommodating multiple vehicles.

You'll enjoy a swimming pool area complemented by a large south-facing terrace, providing breathtaking sea views.

Want to know more? Don't hesitate, contact us today.

LOCAL TAXES

Taxe habitation:

EUR

NOTES