



# CHEZ SOI IMMO

transaCtions immobilières

**866 255 €**

**Buying maison de caractère**

**8 rooms**

**Surface : 248 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 1138 m<sup>2</sup>**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : To modernize**

**External condition : A refresh**

**Couverture : Tiling**

**Features :**

Electric shutters, Fireplace, Double Glazing

4 bedrooms

3 bathrooms

3 WC

3 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

27/09/2022 - Prix T.T.C



## Maison de caractère SNM\_472 Cagnes-sur-Mer

8-ROOM HOUSE AREA 248 M<sup>2</sup> Cagnes Sur Mer Period detached house with outbuilding. 1 mansion plus 4 apartments, all on a plot of 1138 m<sup>2</sup>. Located in the district of Bréguières, The main house is composed, on the ground floor of 2 studios, on the 1st floor of a large living room, a dining room, an independent kitchen and a WC. On the 2nd floor, 3 bedrooms, a shower room and a separate WC. Parquet floor. The second house consists, on the ground floor of a large workshop and a 25m<sup>2</sup> studio. On the 1st floor a 2-room apartment of 40m<sup>2</sup> opening onto a very large terrace. Currently, 3 tenants in place in furnished lease. Good rental income 4 parking spaces. Near shops and transport. Seaside 10 min walk. A lot of potential for this house in town benefiting from a vast sported garden. Jerome 07 69 61 39 08

Fees and charges :

866 255 € fees included



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