

## Price on request

### Buying house

4 rooms

Surface : 114 m²

Surface of the living : 47 m²

Surface of the land : 720 m²

Year of construction : 2011

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

### Features :

pool, Pool house, Cheminée, Bedroom on ground floor, double glazing, Buanderie, Portail automatique, calm

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

3 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

13/09/2025 - Prix T.T.C



## House 10985 Cagnes-sur-Mer

Located in the sought-after heights of Hubac, on the border of St Paul de Vence, discover this stunning contemporary house of 113 m² of living space, perfect for a family looking for comfort and peace. The house features a spacious, south-facing living room flooded with light, measuring 47 m², with a charming modern kitchen and a wood-burning stove, directly accessible through wide sliding doors that open onto the terrace, a barbecue area, and a landscaped garden where it's wonderful to gather under a large shaded olive tree. A ground-floor bedroom with an en-suite shower room and toilet, a laundry room, and an office ideal for remote work all contribute to the well-being and comfort of this home. Upstairs, you'll find 2 bedrooms with built-in wardrobes, a bathroom, and a separate toilet. Outside, enjoy a landscaped garden complemented by a secured swimming pool for your moments of relaxation. The villa is equipped with all modern comforts: reversible air conditioning, electric shutters, reinforced door, automatic gate... Cellars and basements total approximately 60 m². Move in worry-free, thanks to a solid and carefully built construction designed to last. Easy and quick access, 7 minutes from the town center and schools, major roads, and highways. **\*\*EXCLUSIVITY ST**

