



# Cad Invest

Négociations | Transactions  
Recherche & accompagnement en investissements

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2 490 000 €

## Buying propriété

7 rooms

Surface : 210 m<sup>2</sup>

Surface of the land : 1000 m<sup>2</sup>

Exposition : Sud

View : Parc

Hot water : Electrique

Inner condition : Excellent

External condition : Exceptional

Couverture : Tiling

## Features :

Pool, Pool house, Bedroom on ground floor, Double Glazing, Automatic Watering, Laundry room, Automatic gate, Calm

4 bedrooms

1 terrace

3 bathrooms

4 WC

3 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

28/04/2024 - Prix T.T.C



## Propriété 1134 Cannes

Villa Cannes Oxford, sought-after quiet area, completely renovated, surrounded by vegetation, south facade in exposed stone, lots of charm, beautiful materials.

Ground floor; On one level, 5x9m swimming pool, beautiful terrace, living room, fitted kitchen, master suite with bathroom, shower and toilet. Floor; 2 bedrooms, a bathroom, attic, toilet. Basement; a bedroom with toilet, a bathroom, a separate toilet, a laundry room, a cellar, a hammam, a gym. City gas underfloor heating, reversible ducted air conditioning, Car-port for 2 cars plus parking. Contact; 0698716040.

Fees and charges :

2 490 000 € agency fees 4,76% à the responsibility of the buyer included



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