

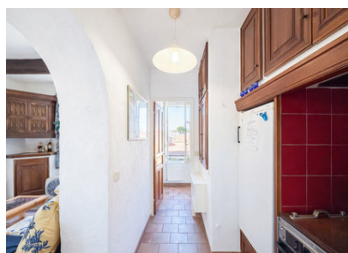
Cagnes sur Mer - Authentic fisherman's house 50m from the sea. Double garage. Rare opportunity.



EXCLUSIVE

INFORMATION

Town:	Cagnes-sur-Mer
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	8 m2



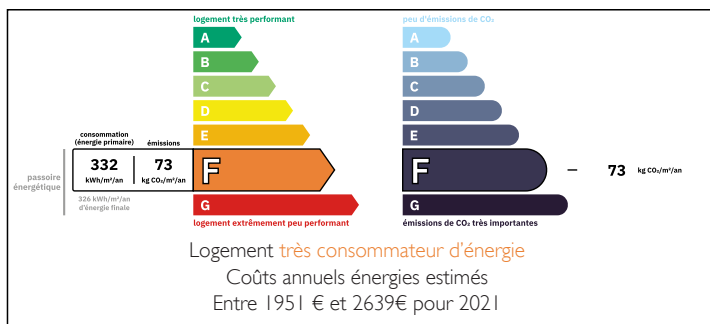
IN BRIEF

Ideally located just 50 meters from the seafront, close to the sought-after Cros-de-Cagnes neighborhood, this authentic two-level fisherman's house with terrace is full of charm and offers a truly exceptional lifestyle.

Set just a stone's throw from the beach, the property enjoys a privileged setting—perfect for those seeking the relaxed Mediterranean way of life, while being steps away from local shops, restaurants, services, and the lively seaside promenade, ideal for scenic walks all year round.

In a perfectly quiet location. A rare opportunity not to be missed!

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

With a living area of approximately 80 m² (65.70 m² Carrez Law), it offers an ideal living environment for lovers of the Mediterranean and neighborhood life.

The 4-room house, with approximately 80 m² of living space (65.70 m² Carrez law), comprises an entrance hall, two bedrooms, a shower room with toilet, and cupboards and storage space on the ground floor.

Upstairs, you will find a living room with fireplace, a semi-open kitchen, an enclosed loggia, and a toilet.

On the second floor is a third bedroom with direct access to a lovely terrace offering unobstructed views and a glimpse of the sea.

This house is ideal as a primary residence, pied-à-terre, or rental investment. Its sought-after location, sunny terrace, and authenticity make it a rare opportunity on the market.

Highlights:

- Private terrace with a view
- Only 50 meters from the beaches
- Garage for 2 cars
- Lively neighborhood, everything within walking distance (market, shops, restaurants)

Close to transportation: Cros-de-Cagnes SNCF train station 800 m away, buses, bike paths along the sea to Nice and Antibes

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES