

Cagnes-sur-Mer – Provence-Alpes-Cote d'Azur

# Sale - House Cagnes-sur-Mer (Les Bréguières) - 1,050,000 €

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???? ??: 1.050.000 EUR • ??: ca. 160 m<sup>2</sup>

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| ??????? ????????? | 86002193   |
| ??????????        | ca. 160 m² |

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| ???? ??????      | 1.050.000 EUR                |
| ?????            | ??????????<br>?????????????? |
| ????????? ?????? | ca. 160 m²                   |

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| ???? ????????? | ????? | ????????????????<br>???????????            | VERBRAUCH   |
|                |       | ??????<br>????????????<br>???????????      | 183 kWh/m²a |
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Townhouse Divided into 3 Apartments with Outdoor Spaces and Garage

Discover this beautiful townhouse fully converted into three independent apartments — ideal for a rental investment, a main residence with rental income, or a family project.

On the upper floor, a spacious 80 m<sup>2</sup> apartment will charm you with its brightness and smart layout: entrance hall, 2 bedrooms, bathroom, separate kitchen, and a large living/dining area opening onto a generous rooftop terrace.

On the garden level, two well-designed 40 m<sup>2</sup> apartments each feature a living room, kitchen, bathroom, and bedroom. Both units enjoy access to a private garden, a real plus for comfort and privacy.

Practical features include a secure garage and an additional storage room, completing this property's many assets.

Peace, functionality, and potential are the key words that define this unique opportunity.

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Martina Aniansson & Marc Sebastian Aniansson

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