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## Magnificent House - Cagnes Sur Mer Béal Breguières

Cagnes-sur-Mer , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €1,130,000

inc. of agency fees

4 Beds

180 sqm

Located in the highly sought-after residential neighborhood of Béal/Bréguières in Cagnes-sur-Mer, this stunning bourgeois house...

### At a Glance

**Reference** MFH-  
PROHWNC85155971

**Bed** 4

**Near to** Cagnes-sur-Mer

**Pool** No

**Price** €1,130,000

**Hab.Space** 180 sqm

**Land Tax** N/A

### Property Description

Located in the highly sought-after residential neighborhood of Béal/Bréguières in Cagnes-sur-Mer, this stunning bourgeois house of approximately 180 m<sup>2</sup> sits on a 500 m<sup>2</sup> plot. Its location is ideal, being close to the city center, with shops, schools (from primary to high school) within walking distance, and just a 10-15 minute walk from the beach.

This charming two-story building, with 4 bedrooms, is perfect for a large family. It is a rare find on the market. Currently, the house is divided into 3 apartments: an 80 m<sup>2</sup> 3-4 room apartment with a 15 m<sup>2</sup> terrace on the first floor, and two 2-room apartments on the garden level. The beautiful interior staircase connecting the two floors can be restored if the three separate apartments are not needed.

A large garage and an adjoining cellar are located at street level, with direct access to the garden.

The sun-drenched garden is beautifully landscaped with Mediterranean plants and trees, including an eucalyptus, a pepper tree, and succulents. Both the house and the land enjoy an unobstructed view extending to the medieval village of Cagnes-sur-Mer.

Don't hesitate to schedule a visit soon!

## Summary

Property type: House  
Bedrooms: 4  
Price: €1,130,000

## Key Information

Year Built: 1930  
Internal Area: 180 sqm  
Property Features:

- Double pane windows

**Location: Provence-Alpes-Cote-d'Azur**



## Gallery













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