

**840 000 €**

**For sale house**

**5 rooms**

**Surface : 211 m²**

**Surface of the living : 38 m²**

**Surface of the land : 3040 m²**

**Year of construction : 1982**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Tuiles**

**Features :**

pool, air conditioning, Atelier, Cheminée,  
Chambre de plain-pied, double glazing,  
Trois terrasses, Buanderie, Portail  
automatique, Panneaux Solaires

4 bedroom

3 terraces

2 show ers

2 WC

1 garage

5 parkings

1 cellar

**Legal information**

840 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## House 2 Sainte-Agnès

**EXCLUSIVE 5-ROOM HOUSE WITH POOL AND SEA VIEW** I invite you to come and discover this pretty Provençal villa with swimming pool and panoramic view to the sea. On two levels, it has a surface area of 211m² (146.36m² Carrez Law) and is set on a plot of 3040m². Pleasant outdoor environment with trees and Mediterranean species. It is composed as follows: Ground floor: entrance hall, living room with fireplace, separate kitchen, three bedrooms, one of which is currently used as an office, a shower room, hallway with closet, toilet, and three terraces totaling 90m², one of which is covered with a barbecue. Garden level: hall with cupboard, laundry room, studio in outbuilding with kitchen, shower room and toilet with Airbnb profitability or to invite your friends, cellar of 38m², workshop of 27m², garage of 20m² and possibility of parking several vehicles. Close to motorway access and only 15 minutes from Menton and 25 minutes from Italy. This...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1599 and 2163 € (reference year 2021,2022,2023)  
Document non contractuel - 14/10/2025

