



AGENCE des BAOUS

LE SOLEIL, LA MER, LA VIGNE ET L'OLIVIER

AGENCE DE LA GAUDE

04 93 59 00 00

www.agencedesbaous.com

3 agences La Gaude, Vence & St-Jeannet

649 000 €

For sale villa

6 rooms

Surface : 131 m²

Surface of the land : 1900 m²

Year of construction : 1963

Exposition : Sud est

View : Dégagée

Inner condition : A rafraîchir

External condition : good

Features :

residential, fireplace, double glazing, calm, deep terrace

4 bedroom

2 terraces

2 shower

2 WC

1 garage

2 parkings

1 cellar

Legal information

649 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Villa 2182 La Gaude

Charming individual Provençal villa to refresh of 131 m² with a magnificent open view in La Gaude. Located in a residential area close to all amenities, the house has two levels, connected by an interior staircase, facing South-East. It consists of an entrance leading to a living-dining room with fireplace, four bedrooms (3 upstairs and one on the ground floor), two shower rooms and two toilets. The kitchen is independent and equipped. Magnificent flat, wooded land of 1900 m² with a beautiful south-west facing terrace, a balcony is also present on the first floor. A garage, several parking spaces and a cellar complete this house. Sewerage sanitation, A real opportunity for this highly sought-after area just 20 minutes from major cities and the airport.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 2320 and 3180 € (reference year 2023)
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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel