



980 000 €

**For sale propriété**

**6 rooms**

**Surface : 190 m<sup>2</sup>**

**Surface of the land : 12600 m<sup>2</sup>**

**Year of construction : 1969** rénovée en 1998

**Exposition : Sud nord**

**View : Panoramique**

**Inner condition : A moderniser**

**External condition : good**

**Features :**

fireplace, Automatic gate, calm, deep terrace

5 bedroom

3 terraces

1 garage

6 parkings

1 cellar

#### Informations légales

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Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Propriété 2151 La Gaude

Extremely rare property for sale for an exceptional project! Near the villages of La Gaude and Saint-Jeannet, in a very residential area, in absolute calm, superb property of 190m<sup>2</sup> on one level and a stone bastidon with a total area of 30m<sup>2</sup>, on a plot of 12600m<sup>2</sup>. The main house of 120 m<sup>2</sup> consists of an entrance, a large living room with fireplace / dining room of more than 50m<sup>2</sup>, an independent kitchen, an independent WC, a bathroom, 2 large bedrooms with fitted wardrobes. Beautiful terraces and a flat garden complete this part of the property. - A secondary house of around 70m<sup>2</sup> consists of an independent entrance, two large bedrooms, one of which has its own shower room/WC, a separate WC, a living room with fireplace and kitchen area, as well as a Bathroom. - Several annexes complete this property. A basement with bay window and windows of approximately 70 m<sup>2</sup> could be fitted out (2.20 m high), A garage, A boiler room. A stone bastidon of...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : D  
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