



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 Gaudie, Vence & St-Jeannet

850 € / month

Location village house

2 rooms

Surface : 50 m²

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : renovated

Features :

double glazing, calm

2 bedroom

1 shower

2 WC

1 cellar



Village house 309 La Gaudie

In the heart of the village of La Gaudie, charming 2/3-room house over 2 levels of 50.21 m² comprising on the ground floor an entrance, separate toilets, a main room with a new fitted kitchen area, on the first floor, a bedroom with a door leading to a balcony with unobstructed views over the village rooftops and, in the distance, the hills of Cannes, a small adjoining room, and a bathroom with toilet. Double glazing, recent internal insulation, south-facing, 25 m² cellar. Available from November 17, 2025. Rent: €835 – Monthly advance on charges with annual adjustment: €15 (garbage collection tax). Security deposit €835 – Tenant fees: €652.73, including €150.63 for the inventory of fixtures.

Fees and charges

Monthly rent 850 € with charges including 15 € provision for charges with annual settlement %} (excluding charges 835 €).

653 € VAT of fees paid by the tenant (including 151 € VAT for state of the property), 835 € for security deposit,

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel