



# AGENCE des BAOUS

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

AGENCE DE LA GAUDE

04 93 59 00 00

[www.agencedesbaous.com](http://www.agencedesbaous.com)

3 agences La Gaudie, Vence & St-Jeannet

399 000 €

For sale bergerie

4 rooms

Surface : 80 m²

Surface of the land : 389 m²

Exposition : Sud est

View : Panoramique

Inner condition : A rafraîchir

Features :

fireplace, calm, deep terrace

3 bedroom

1 terrace

1 bathroom

2 parkings



## Bergerie 2174 Carros

Charming sheepfold located in a peaceful area in Carros, offering a unique open panoramic view. This 80m² property is spread over two levels and benefits from a generous south-east exposure. However, it requires some refreshing work to restore its shine. You will be charmed by its authentic amenities, notably its fireplace, ideal for warming up during winter evenings. Outside, the house has a deep terrace, perfect for having meals with family or friends. You will also be the owner of land of almost 400m², including two parking spaces. Finally, with its three bedrooms and bathroom, this property is ideal for a family. Don't wait any longer to discover it.

### Legal information

399 000 €

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)

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1330 and 1850 € (reference year 2023)  
Document non contractuel - 16/05/2024



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