



# 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

890 000 €

For sale villa

6 rooms

Surface : 173 m<sup>2</sup>

Surface of the land : 5000 m<sup>2</sup>

Year of construction : 1978

Exposition : Sud

View : Aperçu mer

Hot water : Electrique

Inner condition : A moderniser

External condition : good

Features :

air conditioning, pool, residential, fireplace,  
double glazing, calm, deep terrace

3 bedroom

3 terraces

1 bathroom

2 showers

3 WC

4 parkings

2 cellars

Legal information

890 000 €

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).



## Villa 2222 La Gaudie

Superb detached Provencal villa located in La Gaudie. This splendid property of 173 m<sup>2</sup> benefits from an unobstructed view and a beautiful glimpse of the sea. Built in 1978, it has been kept in good condition and requires some modernization. The house, spread over two levels, faces south, which allows it to benefit from natural light all day long. The house has a large living room with fireplace opening onto a beautiful terrace with sea view, an independent equipped kitchen, three bedrooms, two of which have a shower room and private bathroom, three toilets. Also enjoy three spacious terraces to spend pleasant moments outdoors. The house, bordered by a plot of 5,000 m<sup>2</sup>, offers quality services such as a swimming pool, a deep terrace, a calm and residential environment as well as four parking spaces and two cellars for your storage. The village of La Gaudie is a picturesque place nestled in the Provence-Alpes-Côte d'Azur region of southern...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1570 and 2190 € (reference year 2024)  
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