



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

926 000 €

For sale house

5 rooms

Surface : 163 m²

Surface of the land : 2200 m²

Exposition : Sud

View : Dégagée

Hot water : Géothermie

Inner condition : excellent

External condition : good

Features :

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

3 bedroom

2 terraces

1 bathroom

2 showers

3 WC

5 parkings

1 cellar

Legal information

926 000 €

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



House 2234 La Gaude

Superb Detached House with Open View and Swimming Pool. Discover this magnificent single-storey house of approximately 165 m², nestled on a wooded plot of 2200 m², decorated with a swimming pool and a pétanque court and numerous parking spaces. Offering an unobstructed view with a glimpse of the sea, this property, completely renovated with quality materials, combines charm, comfort and modernity. Currently divided into two independent apartments, the house can easily be combined into a spacious family home without major work. Description of spaces 2-room apartment: A beautiful bright living space with modern fitted kitchen A comfortable room Plenty of storage space A shower room with WC Direct access to a pleasant terrace 3-room apartment: A large living/dining room with wood stove A high-end semi-open kitchen A practical laundry room A master suite with dressing room and shower room A second bedroom with private bathroom Separate toilet...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2920 and 4020 € (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