



# 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

950 000 €

For sale house

5 rooms

Surface : 160 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 2700 m<sup>2</sup>

Year of construction : 1973

Exposition : Sud est

View : Dégagée

Hot water : Gaz

Inner condition : good

External condition : good

Features :

air conditioning, pool, fireplace

4 bedroom

2 terraces

2 bathrooms

3 WC

3 parkings

1 cellar

#### Legal information

950 000 €

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).



## House 2253 Gattières

Detached 5-room house with panoramic views located on the heights of Gattières. Nestled in complete tranquility within a green setting, this detached house of 160 m<sup>2</sup> captivates with its brightness, character, and panoramic views. A peaceful retreat, perfect for family living or a holiday home under the Azure sun. Living spaces From the entrance, you'll be charmed by the welcoming atmosphere, unique volumes, and functional layout. Entrance with built-in storage. Closed, equipped kitchen opening onto a shaded terrace. Spacious, light-filled living room extended by a south-facing 25 m<sup>2</sup> terrace offering unobstructed views of the sea and hills. Master suite with dressing room, bathroom, and separate WC. Upstairs Three large bedrooms and a bathroom welcome family and guests in a warm and peaceful space. Garden level Large 29 m<sup>2</sup> games room. An independent 15 m<sup>2</sup> bedroom overlooking the garden. A laundry room, a cellar, a large 40 m<sup>2</sup> workshop. Outdoors...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2030 and 2780 € (reference year 2023)  
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