



649 000 €

For sale villa

6 rooms

Surface : 131 m<sup>2</sup>

Surface of the land : 1900 m<sup>2</sup>

Year of construction : 1963

Exposition : Sud est

View : Dégagée

Inner condition : A rafraîchir

Features :

residential, fireplace, double glazing, calm, deep terrace

4 bedroom

2 terraces

2 show ers

2 WC

1 garage

2 parkings

1 cellar

#### Informations légales

649 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Villa 2182 La Gaude

Charming individual Provençal villa to refresh of 131 m<sup>2</sup> with a magnificent open view in La Gaude. Located in a residential area close to all amenities, the house has two levels, connected by an interior staircase. It consists of an entrance leading to a living-dining room with fireplace, four bedrooms (3 upstairs and one on the ground floor), two shower rooms and two toilets. The kitchen is independent and equipped. Magnificent flat, wooded land of 1900 m<sup>2</sup> with a beautiful south-west facing terrace, a balcony is also present on the first floor. A garage, several parking spaces and a cellar complete this house. Sewerage sanitation, A real opportunity for this highly sought-after area just 20 minutes from major cities and the airport.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 2320 and 3180 € (reference year 2023)  
Document non contractuel - 23/04/2024

