



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

840 000 €

For sale house

5 rooms

Surface : 161 m²

Surface of the land : 1800 m²

Exposition : Sud est

View : Campagne

Hot water : Electrique

Inner condition : A rafraîchir

Features :

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

4 bedroom

2 terraces

1 bathroom

2 shower

3 WC

1 garage

5 parkings

1 cellar

Legal information

840 000 €

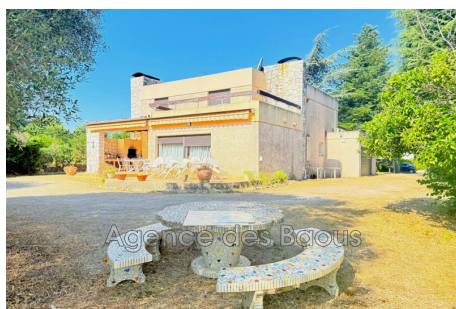
Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 2237 La Gaude

Large family home in La Gaude In a sought-after area and close to all amenities, this spacious detached house of 161 m² on two levels will not fail to seduce you. Facing south-east, it benefits from beautiful light throughout the day and offers an unobstructed view of the surrounding countryside. It consists of 4 bedrooms, 1 bathroom, 2 shower rooms, and 3 toilets. The fully equipped open-plan kitchen opens onto a spacious, welcoming living space. Renovation work is required to bring the house to your liking and reveal its full potential. Outside, you will enjoy a large terrace as well as a flat, wooded plot of 1,800 m², in a peaceful environment. The property also boasts excellent amenities: parking for up to 5 vehicles, a cellar, an automatic gate, an alarm system, and air conditioning. The property is connected to the mains drainage system. An ideal setting for your future family home. Come visit without delay!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2750 and 3780 € (reference year 2023)
Document non contractuel - 16/07/2025



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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel