



# 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

970 000 €

For sale house

6 rooms

Surface : 204 m²

Surface of the living : 48 m²

Surface of the land : 2842 m²

Year of construction : 1986

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : A rafraîchir

External condition : good

Features :

garage, pool, cave, fireplace,

Stationnements, salle de jeu, Automatic

gate, double glazing, Laundry room, deep

terrace

4 bedroom

3 terraces

2 bathrooms

1 garage

1 cellar

Legal information

970 000 €

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 2257 La Gaudie

Located in a pleasant setting, this detached house from the 1990s captivates with its generous spaces and expertly designed outdoor areas, offering a stunning view of the Baous of Saint-Jeannet, nestled within a wooded plot of over 2,800 m². The interior holds great potential and can be enhanced with a refresh tailored to your tastes. The property also enjoys proximity to amenities, making daily life easier without compromising the quality of the surrounding environment. The layout centers around a large living room of 48 m², flooded with light thanks to its southeast-west orientation, where a fireplace adds a warm and elegant touch. The fully equipped separate kitchen blends harmoniously with the rest of the home. The house features four generously sized bedrooms, including a master suite, arranged thoughtfully to provide comfort and privacy. A playroom and a laundry room complete the living areas, while a spacious garage and a cellar add to...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2960 and 4040 € (reference year 2023)  
Document non contractuel - 08/12/2025



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