



# 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 Gaud, Vence & St-Jeannet

599 000 €

**For sale house**

**5 rooms**

**Surface : 146 m²**

**Surface of the land : 1238 m²**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : A moderniser**

**Features :**

pool, residential, fireplace, double glazing,  
calm, deep terrace

4 bedroom

3 shower s

2 WC

2 garage

2 parkings

1 cellar

**Legal information**

599 000 €

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 2204 La Gaud

Pretty detached house for sale, ideally located in a residential area with sea view in La Gaud. This south-east facing house has 146 m² on two levels with 4 bedrooms, 3 shower rooms and 2 toilets. The fitted American kitchen opens onto a spacious deep terrace to enjoy the swimming pool area. Equipped with heating and electric hot water, the house to be modernized offers quality services: private swimming pool, fireplace and double glazing. Calm is assured, the land of 1238 m² is wooded and not overlooked. Sanitation is in the sewer. The property also includes 2 parking spaces and a cellar. To visit without delay.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 30/04/2025



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