



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 Gaudie, Vence & St-Jeannet

699 000 €

For sale house

5 rooms

Surface : 136 m²

Surface of the land : 1360 m²

View : Dégagée

Hot water : Solaire

Inner condition : excellent

Features :

air conditioning, pool, residential, POELE,

Automatic gate, double glazing, calm, deep

terrace

4 bedroom

1 bathroom

2 WC

4 parkings

Legal information

699 000 €

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 2262 La Gaudie

House with Unobstructed View – La Gaudie Nestled in a quiet and sought-after residential area between La Gaudie and Saint-Jeannet, this elevated house offers an exceptional open view. Set on a 1,360 m² plot, the property provides harmonious and practical living spaces. On the ground floor, you'll find a welcoming entrance, an open kitchen flowing into a bright and spacious living/dining room, a large bedroom on the main level, a room currently used as a child's bedroom, and a separate toilet. Upstairs, two additional bedrooms and a bathroom with a toilet complete the sleeping area. An outbuilding enhances the property, perfect for hosting guests, setting up a laundry room, or creating a versatile space according to your needs. The well-maintained outdoor areas invite relaxation with a saltwater pool, a pétanque court, and beautiful green spaces. Additional features: Solar panels for hot water production Peaceful, sunny environment close to...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 770 and 1120 € (reference year 2023)
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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel