



785 000 €

For sale house

4 rooms

Surface : 169 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 1800 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud est

View : Dégagée

Hot water : Fuel

Inner condition : A rénover

External condition : good

Couverture : tiles

Features :

Laundry room, pool, Automatic gate, calm, deep terrace

Legal information

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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 1996 La Gaude

La Gaude – Close to amenities and main roads Detached house with a Provencal style offering approximately 169 m<sup>2</sup> of living space, divided into two separate units, providing great flexibility depending on your needs: family home, shared living, or investment. The lower level features a sleeping area with two bedrooms, complemented by a bathroom, separate toilets, and a laundry room, all accessed by a central hallway. Upstairs, the living spaces unfold around a spacious and bright living room, extended by a large south-facing terrace. This level also includes an independent kitchen, a comfortable bedroom, as well as a shower room with WC. Set on a flat 1,800 m<sup>2</sup> plot, the property offers easy access and parking for several vehicles. The outdoor area is enhanced by a swimming pool with a pool house, creating a welcoming space for enjoying the warmer months. This property is ideal for buyers looking for a project to customize, with generous...

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