



# 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 Gaude, Vence & St-Jeannet

678 000 €

**For sale house**

**8 rooms**

**Surface : 205 m²**

**Surface of the living : 38 m²**

**Surface of the land : 1565 m²**

**Year of construction : 1986**

**Exposition : Sud**

**View : Aperçu mer**

**Inner condition : A rénover**

**External condition : A rafraichir**

**Features :**

pool, fireplace, Automatic gate, calm, deep terrace

5 bedroom

3 terraces

1 bathroom

1 shower

2 WC

3 parkings

1 cellar

**Legal information**

678 000 € fees included

3,99% VAT of fees paid by the buyer (652 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 2212 Gattières

Gattières, detached house to renovate, 8 rooms, with a surface area of approximately 200 m², built on a plot of over 1500 m². Upstairs, an entrance hall serving a living room with fireplace opening onto a terrace with pool access, separate kitchen, laundry room, separate toilet, a hallway serving the sleeping area consisting of two bedrooms, as well as a bathroom. On the ground floor, a landing serving a first room to be fitted out, three bedrooms, two of which open onto a terrace, one of which has a kitchenette, a shower room with toilet, an office, as well as a large cellar and a boiler room.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
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Agence des Baous - 216, Route de Saint-Jeannet - 06610 La Gaude

Tél. +33 (0)4 93 59 00 00 - [lagaude@agencedesbaous.com](mailto:lagaude@agencedesbaous.com) - [www.agencedesbaous.com](http://www.agencedesbaous.com)

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