



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 Gaud, Vence & St-Jeannet

959 000 €

For sale contemporary house

7 rooms

Surface : 187 m²

Surface of the living : 50 m²

Surface of the land : 1835 m²

Exposition : Sud est

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

External condition : good

Features :

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

5 bedroom

3 terraces

1 bathroom

2 shower rooms

3 WC

2 garage

4 parkings

1 cellar

Legal information

959 000 €

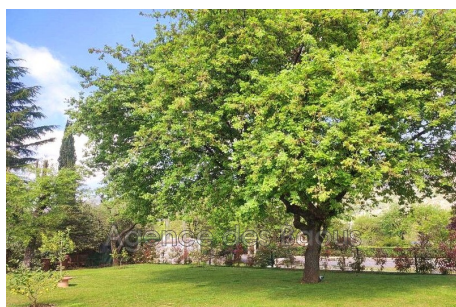
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Contemporary house 2230 La Gaud

Contemporary house located in a sought-after area, close to all amenities in La Gaud. This fully renovated property of 187m² of living space is built on a magnificent flat plot of 1835m². The house offers two apartments (F3 of 72m² RDJ and F4 of 108 m² on R+1) on 2 levels. Possibility of making a large family home without additional work. Facing South-East, it offers beautiful light throughout the day. The services are high-end, including a garden with a covered salt pool, heated with shelters, a bowling green, various terraces and numerous parking spaces. Wood stove, heat pump heating system, thermodynamic hot water, guaranteeing great energy comfort. The interior condition of this detached house is excellent, offering five bedrooms, a bathroom and two shower rooms. Three toilets are at your disposal for your comfort. A cellar completes this property. An alarm system, an automatic gate, double glazing add to the security of the premises....

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1061 and 1435 € (reference year 2024)
Document non contractuel - 30/04/2025



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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel