



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

995 000 €

For sale maison de caractère

6 rooms

Surface : 260 m²

Surface of the land : 1500 m²

View : Dégagée

Hot water : Fuel

Inner condition : excellent

External condition : Exceptionnel

Features :

air conditioning, pool, residential, fireplace,
Automatic gate, double glazing, deep
terrace

5 bedroom

2 terraces

1 bathroom

3 shower rooms

4 WC

1 garage

5 parkings

1 cellar

Legal information

995 000 €

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



Maison de caractère 2237 La Gaudie

House of character in La Gaudie Discover this superb two-story character house, ideally located in a neighborhood close to all amenities. With a generous living space of 260 m², this detached house sits on a flat plot of 1,500 m². Currently, the house is divided into two completely independent apartments. On the first floor, you'll find a spacious apartment with an open-plan kitchen and two large bedrooms. On the garden level, the other apartment has three bedrooms and a bright living area. In addition, a second building houses a two-room apartment currently rented, thus offering an additional income opportunity. The house has 1 bathroom-shower, 3 shower rooms and 4 toilets. Reversible air conditioning. Beautiful open view. The interior of the house is in excellent condition. High-end amenities: swimming pool, pool house, gym, fireplace, automatic gate, double glazing and spacious terrace. Large garage, 5 parking spaces and cellar. This house...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2510 and 3460 € (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