



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

949 500 €

For sale propriété

6 rooms

Surface : 190 m²

Surface of the land : 12600 m²

Year of construction : 1969 rénovée en 1998

Exposition : Sud nord

View : Panoramique

Inner condition : A moderniser

External condition : good

Features :

fireplace, Automatic gate, calm, deep terrace

5 bedroom

3 terraces

1 garage

6 parkings

1 cellar

Legal information

949 500 €

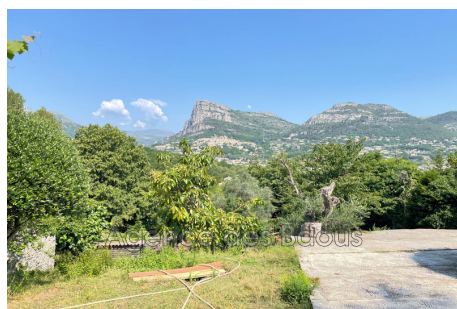
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Propriété 2205 La Gaudie

Extremely rare property for sale for an exceptional project! Near the villages of La Gaudie and Saint-Jeannet, in a very residential area, in absolute calm, superb property of 190m² on one level and a stone bastidon with a total area of 30m², on a plot of 12600m². The main house of 120 m² consists of an entrance, a large living room with fireplace / dining room of more than 50m², an independent kitchen, an independent WC, a bathroom, 2 large bedrooms with fitted wardrobes. Beautiful terraces and a flat garden complete this part of the property. - A secondary house of around 70m² consists of an independent entrance, two large bedrooms, one of which has its own shower room/WC, a separate WC, a living room with fireplace and kitchen area, as well as a Bathroom. - Several annexes complete this property. A basement with bay window and windows of approximately 70 m² could be fitted out (2.20 m high), A garage, A boiler room. A stone bastidon of...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : D
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