



# 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

699 000 €

**For sale villa**

**6 rooms**

**Surface : 190 m²**

**Surface of the land : 7300 m²**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : A rénover**

**External condition : A rafraichir**

**Features :**

air conditioning, pool, residential, fireplace,

Automatic gate, calm, deep terrace

5 bedroom

2 terraces

2 bathrooms

2 shower

4 WC

1 garage

4 parkings

1 cellar

**Legal information**

699 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Villa 2224 La Gaude

Have you always dreamed of living in Provence, in a typically Provençal detached villa, offering a clear view and a glimpse of the sea? If so, here is a unique property that could meet all your expectations. Offered for sale in La Gaude, this 190 m² house on two levels has five bedrooms, two bathrooms, two shower rooms and four toilets. Facing South-East, it is surrounded by a vast plot of land of 7,300 m². It requires some renovations, but offers numerous services: an equipped kitchen, reversible air conditioning, a swimming pool, a fireplace, an automatic gate and deep terraces to take full advantage of the surrounding calm. Also with four parking spaces and a cellar, this property ensures optimal comfort for the whole family. Its sanitation is ensured by a septic tank. Invest in the charm of Provence with this exceptional offer. The sector Clear view of the town of 06610 La Gaude, nestled on the hills of the Nice hinterland, offers a...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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