



# 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 Gaudie, Vence & St-Jeannet

1 100 000 €

**For sale propriété**

**10 rooms**

**Surface : 320 m²**

**Surface of the living : 60 m²**

**Surface of the land : 1500 m²**

**Year of construction : 1980**

**Exposition : Sud ouest**

**View : Aperçu mer**

**Hot water : Fuel**

**Inner condition : good**

**Features :**

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

7 bedroom

2 terraces

1 bathroom

3 showerers

5 WC

1 garage

6 parkings

1 cellar

**Legal information**

1 100 000 €

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).



## Propriété 2194 Saint-Jeannet

Magnificent opportunity! Sea view property with swimming pool and Sauna. Very beautiful modern villa of 320 M² on 3 levels close to all amenities with sea and Baous views. This house offers the possibility of making 2 to 3 apartments. On the ground floor overlooking the swimming pool area: (structural work carried out - work to be finished): 3 bedrooms, a living room - dining room - kitchen - 2 shower rooms - a workshop - 2 garages, a laundry room and a cellar. On the 1st floor: Day area: large living space composed of a living room - dining room (=60 m²) with large bay windows opening onto a large terrace offering a sea view, fitted independent kitchen opening onto a pretty garden, 1 Independent WC. On the same level, a sleeping area with 1 master bedroom (dressing room - shower room and bathroom), and 2 bedrooms with cupboards facing south with sea view opening onto a terrace, a shower room and 1 separate toilet. The property has a...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Document non contractuel - 02/07/2025



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