



1 270 000 €

**For sale propriété**

12 rooms

Surface : 280 m<sup>2</sup>

Surface of the living : 70 m<sup>2</sup>

Surface of the land : 3348 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud est

View : Aperçu mer

Hot water : Electrique

Inner condition : A moderniser

External condition : good

**Features :**

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

8 bedroom

2 terraces

3 bathrooms

1 shower

4 WC

2 garage

6 parkings

1 cellar

**Legal information**

1 270 000 €

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 2193 La Gaude

Magnificent property, on the left near Cagnes sur mer, composed of a fully landscaped park of 3348 m<sup>2</sup> with its terraces and swimming pool as well as a vast residence of almost 300 m<sup>2</sup> on two levels. It offers numerous parking spaces as well as a double garage. On the ground floor is the main entrance opening onto a large living space with fitted American kitchen.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1301 and 1761 € (reference year 2022)  
Document non contractuel - 02/05/2024

