



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

1 270 000 €

For sale house

12 rooms

Surface : 380 m²

Surface of the land : 2541 m²

View : Dégagée

Hot water : Electrique

Inner condition : Neuf

External condition : renovated

Features :

air conditioning, pool, fireplace, Alarme,
double glazing, deep terrace

8 bedroom

5 bathrooms

7 parkings

3 cellars

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.



House 2244 Saint-Jeannet

Rare opportunity: This property of nearly 380 m² is perfect for housing multiple generations under one roof or generating attractive rental income. A home that combines comfortable living, immediate revenue, and potential for appreciation. With nearly 250 m² of living space divided into 3 independent apartments, as well as large outbuildings (cellars of 57 m² and 40 m²), it offers a wide range of possibilities. On the ground floor: T2 apartment of 45 m²: living room with fitted kitchen, bedroom with dressing room, shower room, separate WC, reversible air conditioning. T3 apartment of 64 m²: living room, fitted kitchen, two bedrooms with dressing rooms, shower room, bathroom, separate WC, office space, reversible air conditioning. Garden level (villa-apartment of 114 m² + converted attic of 102 m²): Bright living room with fireplace offering stunning open views, open kitchen, large pantry, 3 bedrooms including a master suite with dressing...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1557 and 2107 € (reference year 2023)
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Agence des Baous - 216, Route de Saint-Jeannet - 06610 La Gaudie

Tél. +33 (0)4 93 59 00 00 - lagaude@agencedesbaous.com - www.agencedesbaous.com

Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel