



330 000 €

For sale village house

Surface : 107 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Exposition : Sud

View : Mer

Hot water : Electrique

Inner condition : A rénover

External condition : A rafraîchir

Features :

cave, sea view, fireplace, calm, deep terrace

1 terrace

1 bathroom

1 shower

1 cellar

Legal information

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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).



## Village house 2261 La Gaude

Village house – La Gaude – Panoramic sea view Located in the heart of the village of La Gaude, accessible by car, this authentic village house spans four levels and offers panoramic sea views with a south-facing exposure. With an area of approximately 107 m<sup>2</sup>, it includes a spacious living room with a fireplace, an open kitchen connected to the dining area, two bedrooms (one with a mezzanine), a bathroom with a toilet, and a separate shower. Outside, a pleasant sea-view terrace with a summer kitchen allows you to fully enjoy the scenery and sunshine. A renovation project, this house holds great potential and numerous layout options, ideal for those who appreciate charm and authenticity and wish to create a living space tailored to their tastes.

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

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