



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

1 150 000 €

For sale house

1 room

Surface : 216 m²

Surface of the living : 34 m²

Surface of the land : 3767 m²

Year of construction : 1967

Exposition : Sud ouest

View : Mer panoramique

Hot water : Thermodynamique

Inner condition : A rénover

External condition : good

Features :

pool, très Résidentiel, fireplace, comble,
Automatic gate, extension possible, calm,
deep terrace

5 bedroom

3 terraces

1 bathroom

2 showers

2 WC

5 parkings

1 cellar

Legal information

1 150 000 €

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 2261 Saint-Jeannet

Located on the heights of Saint-Jeannet, this spacious property enjoys a privileged position, facing due south, with an exceptional panoramic sea view stretching from Nice to Cap d'Antibes. Set on a beautiful terraced plot of over 3,700 m², the estate offers a rare living environment, perfectly peaceful, surrounded by preserved natural surroundings. The landscaped garden features a stunning heated pool, numerous terraces perfect for relaxation, as well as an elegant summer kitchen arranged as a veranda, ideal for entertaining. The house offers nearly 220 m² of living space and has great potential for expansion (possibility to extend can be considered). Main level An entrance leads to a large, light-filled living room with spectacular sea views. The separate kitchen has direct access to the summer kitchen and outdoor areas. The sleeping area includes: 3 bedrooms A bathroom A dressing room A separate toilet Garden level A second living room...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 8000 and 10000 € (reference year 2023)
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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel