

474 000 €

Contact agency

**ATRIO IMMOBILIER**

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**For sale villa**

**4 rooms**

**Surface : 92 m²**

**Surface of the living : 35 m²**

**Surface of the land : 180 m²**

**Year of construction : 1990**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

AIR CONDITIONING, fireplace, electric shutters, CALM

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

Document non contractuel



### Villa La Gaudé

In a quiet location, beautiful semi-detached villa of 90m<sup>2</sup> + garage, offering double exposure and two exteriors, composed of a large living room of over 35m<sup>2</sup> with American kitchen and fireplace, adjoining garage, upstairs three beautiful bedrooms, a huge bathroom and shower, wc. The electricity is up to standard, the water heater is recent, the garage is automated. The view of the Alps is magnificent, the house is quiet and close to all amenities (schools, shops, etc.) In addition to the garage, there is a parking space.

**Fees and charges :**

Well condominium

25 lots in the condominium 474 000 € fees included

