

## Price on request

**Contact agency**

**Agence Puccetti**

25, Avenue de la Résistance

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**For sale house**

**6 rooms**

**Surface : 178 m²**

**Surface of the living : 35 m²**

**Surface of the land : 1973 m²**

**Year of construction : 1967**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : GOOD**

**Couverture : tiling**

### Features :

Piscinable, ALARM, Espace bureau, fireplace, Bedroom on ground floor, Dépendance studio coin..., Arrosage automatique..., DRESSING, Automatic gate, CALM

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 parking

1 cellar

Document non contractuel

13/09/2025 - Prix T.T.C

Energy class (dpe) : F



## House 3198 Gattières

Perched in a commanding position between Saint Jeannet and the village of Gattières, this detached house is built on a large, fully usable plot of nearly 2,000 m². In total tranquility, its location and south-facing orientation provide stunning views of the sea and the Var valley. With approximately 150 m² of living space, it features an entrance with storage, a charming bright living room with split levels and a beautiful open hearth fireplace, a dining room that could potentially be opened to the living room, a fully equipped independent kitchen, two ground-floor bedrooms including a master with its own bathroom, a shower room, a separate toilet, and a large, practical walk-in closet. On the upper floor, there are two sloped-ceiling bedrooms with a washroom and a toilet. On the lower level, a garage converted with a shower room, a storage/cellar room, and a boiler room. The garden offers various spaces around the villa and a shaded pétanque court. Great potential for remodeling with the option to add a swimming pool. The house was built in 1967,

Fees and charges :

