

620 000 €

Contact agency

La Gaude Immo

192 Chemin des Maires

06610 La Gaude

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For sale house

5 rooms

Surface : 121 m²

Surface of the living : 70 m²

Surface of the land : 2500 m²

Year of construction : 1998

Exposition : Ouest

View : Verdure

Hot water : Electrique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

Absolute calm, POOL, fireplace, Bedroom
on ground floor, double glazing

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

23/05/2025 - Prix T.T.C



House 413 La Gaude

THE GAUDE Located in a very quiet and residential area, 5-room single-story villa facing west on 2500 m² of land, for nature lovers! Upon entering, you will discover a spacious and airy living space of 70 m² opening onto two beautiful, very sunny terraces. A corridor leads to the sleeping area consisting of four beautiful bedrooms, a bathroom, a shower room with WC, and a separate WC. Small additional annex for storing bicycles, motorcycles and garden tools. The exteriors are decorated with beautiful terraces, a flat garden in front of the house, and a swimming pool which will need to be completely redone (see photos for more details). The lower part of the land is partly wooded. Absolute calm! The fees are entirely the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr> This property is presented to you by the La Gaude Immo agency, Place du Marronnier in La Gaude

Fees and charges :

620 000 € fees included

