

649 000 €

Contact agency

Agence des Baous

216, Route de Saint-Jeannet

06610 La Gaude

04 93 59 00 00 / info@agencedesbaous.com

For sale villa

6 rooms

Surface : 131 m<sup>2</sup>

Surface of the land : 1900 m<sup>2</sup>

Year of construction : 1963

Exposition : Sud est

View : Dégagée

Inner condition : a refresh

External condition : GOOD

Features :

residential, fireplace, double glazing,  
CALM, Deep terrace

4 bedroom

2 terraces

2 show ers

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

20/05/2024 - Prix T.T.C



### Villa 2182 La Gaude

Charming individual Provençal villa to refresh of 131 m<sup>2</sup> with a magnificent open view in La Gaude. Located in a residential area close to all amenities, the house has two levels, connected by an interior staircase, facing South-East. It consists of an entrance leading to a living-dining room with fireplace, four bedrooms (3 upstairs and one on the ground floor), two shower rooms and two toilets. The kitchen is independent and equipped. Magnificent flat, wooded land of 1900 m<sup>2</sup> with a beautiful south-west facing terrace, a balcony is also present on the first floor. A garage, several parking spaces and a cellar complete this house. Sewerage sanitation, A real opportunity for this highly sought-after area just 20 minutes from major cities and the airport.

Fees and charges :

649 000 € fees included

