

899 000 €

Contact agency

ATRIO IMMOBILIER

62, Avenue de Nice

06800 Cagnes-sur-Mer

+33 (0)4 92 02 12 12 /

info@atrioimmobilier.com

For sale villa

5 rooms

Surface : 148 m²

Surface of the living : 68 m²

Surface of the land : 1609 m²

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : exceptional

Couverture : tiling

Features :

POOL, AIR CONDITIONING, fireplace,

Bedroom on ground floor, Automatic gate,
CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

5 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



Villa 2579 La Gaude

La Gaude - Le Seren Sector, Located at the end of a dead end, in a calm and green environment, Magnificent Traditional Villa of approximately 148 m² built on a beautiful flat plot of approximately 1600 m² offering a magnificent, well-appointed and flowered garden, The property offers a large living room with sitting area, 65 m², fireplace and access to the exterior, a dining room extended by a beautiful kitchen with island. Two single-story bedrooms, including a master suite with bathroom and WC and dressing room that can be converted into an office or gym, and a guest shower room with WC. Access to the converted attic of approximately 40 m² via a staircase, offering 2 additional bedrooms and a sanitary area with the possibility of raising the roof and gaining ceiling height. Outside, we find a large basement serving as a laundry room as well as a large wine cellar. Also, a large terrace of 100m² in front of the living room with access via a few steps to a large opening with a beautiful swimming pool and a pétanque court. The whole offering a completely unobstructed and panoramic view of the Baou de St-Jeannet. Parking possible for 5 to 6 vehicles on the site. A favorite!

Fees and charges :

899 000 € fees included

