

**Price on request**

**Contact agency**

**Agence des Baous**

216, Route de Saint-Jeannet

06610 La Gaude

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**For sale house**

**5 rooms**

**Surface : 136 m<sup>2</sup>**

**Surface of the land : 1360 m<sup>2</sup>**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : excellent**

**Features :**

AIR CONDITIONING, POOL, residential, POELE, Automatic gate, double glazing, CALM, Deep terrace

4 bedroom

1 bathroom

2 WC

4 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**



## House 2262 La Gaude

House with Unobstructed View – La Gaude Nestled in a quiet and sought-after residential area between La Gaude and Saint-Jeannet, this elevated house offers an exceptional open view. Set on a 1,360 m<sup>2</sup> plot, the property provides harmonious and practical living spaces. On the ground floor, you'll find a welcoming entrance, an open kitchen flowing into a bright and spacious living/dining room, a large bedroom on the main level, a room currently used as a child's bedroom, and a separate toilet. Upstairs, two additional bedrooms and a bathroom with a toilet complete the sleeping area. An outbuilding enhances the property, perfect for hosting guests, setting up a laundry room, or creating a versatile space according to your needs. The well-maintained outdoor areas invite relaxation with a saltwater pool, a pétanque court, and beautiful green spaces. Additional features: Solar panels for hot water production Peaceful, sunny environment close to amenities Ample parking spaces and car shelters.

**Fees and charges :**

Document non contractuel

17/01/2026 - Prix T.T.C

