

Price on request

Contact agency

Cabinet ALPES AZUR Immobilier

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For sale villa

5 rooms

Surface : 179 m²

Surface of the living : 70 m²

Surface of the land : 12261 m²

Year of construction : 1975

Exposition : Sud ouest et toutes expo

View : Dégagée verdure aperçu mer

Hot water : Electrique

Inner condition : to modernize

External condition : CORRECT

Couverture : tiling

Features :

Dominante, Ensoleillée, Vue Dégagée
toutes expo, Quiet residential, Cheminée,
Barbecue, 2 bedrooms Bungalow, 2
chambres à l'état brut, Piscine, Vastes
terrasses, Sous sol annexes 130 m²,
Garage 60 m², Many parking lots

5 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

2 garage

Document non contractuel

5 parkings

2 cellars



Villa La Gaude

GENUINE OPPORTUNITY IN COMPLETE TRANQUILITY within a lush natural setting in the residential area of PEYMONT in LA GAUDE, our agency invites you to discover this beautiful and spacious Provençal villa with 5 rooms. It offers a single level of 4 rooms on the upper garden floor, located in a commanding position on terraced and wooded land at the lower part, enjoying excellent southwest sunlight and an unobstructed green view with a lovely glimpse of the sea. It features a pleasant swimming pool and large terraces. The comfortable interiors, to be modernized, offer generous living spaces: a magnificent 70 m² living room with triple exposure, stone fireplace, and exposed beams is extended by a large dining room adjoining a family kitchen that opens onto a charming covered terrace perfect for gatherings. There are 2 large bedrooms, including a master suite with a dressing room and private bathroom, as well as a bathroom with a window and a separate toilet completing this level. A staircase leads to the lower floor, composed of a 3rd en-suite bedroom and 2 more en-suite bedrooms yet to be finished, plus annexes including a 130 m² basement and a large garage of approximately 60 m². Plenty of parking spaces are available inside the property. HIGH POTENTIAL, €944,000, fees payable by the buyer (net seller price €900,000 plus agency commission of 4.89% including tax on the net seller price, payable by the buyer).

Cabinet ALPES AZUR Immobilier www.alpesazur.com The villa sales specialist

