495 000 €

Contact agency

La Gaude Immo

192 Chemin des Maires

06610 La Gaude

04 93 32 51 99 / info@lagaude.immo

For sale house

6 rooms

Surface : 149 m²

Surface of the living : 51 m²

Surface of the land : 280 m²

Year of construction : 1970

Exposition : Est ouest

View : Citadine

Hot water : Gaz

Inner condition : a refresh

External condition : a refresh

Features :

fireplace, Bedroom on ground floor, double glazing

5 bedroom

1 terrace

1 bathroom

1 WC

2 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel
19/05/2024 - Prix T.T.C

House 406 La Gaude

Come and acquire this valuable real estate located in the village of La Gaude! Offering a living area of 149 m², this single-storey detached house has 5 comfortable bedrooms and a large living room of 51 m² with kitchen. The interior condition requires a makeover to restore all its shine to this real estate gem. The East-West exposure ensures optimal sunshine throughout the day. The location in the village of La Gaude will add charm to your daily life. In addition, the house has a terrace, a garden and annexes cellar, boiler room and 150 m² of garages, VERY RARE IN THE VILLAGE! Water and heating are powered by town gas. The property benefits from mains drainage. Don't let this opportunity pass you by! Real estate in La Gaude, 06610, offers many attractions for buying a house. This town seduces with its exceptional living environment, combining serenity and proximity to urban areas such as Nice or Cannes. With a real estate market full of properties of varying styles, from traditional houses to contemporary villas, buying a house in La Gaude is a secure investment. In addition, this town offers a good return on investment given the stability of real estate prices in the region. The fees are entirely the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Géorisks website http://www.georisks.gouv.fr This property is presented to you by the La Gaude Imme agency place du Marrennier in La Gaude.