

900 000 €

Contact agency

La Gaude Immo

192 Chemin des Maires

06610 La Gaude

04 93 32 51 99 / info@lagaude.immo

For sale villa

7 rooms

Surface : 226 m²

Surface of the land : 2765 m²

Year of construction : 1993

Exposition : Toutes expositions

View : Dégagée sans vis à vis

Hot water : Thermodynamique

Inner condition : very good

External condition : very good

Couverture : tiling

Features :

Absolute calm, Independent 2p, photovoltaic panels, fireplace, double glazing, Laundry room, Automatic gate

5 bedroom

3 terraces

2 bathrooms

2 showers

4 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



Villa 419 Saint-Jeannet

Superb 7-room villa of 226 m² on a plot of 2760 m² in a residential area of Saint-Jeannet. This house consists of a beautiful entrance, a living room with large bay windows opening onto the exterior, a separate kitchen with a pantry/laundry room and its covered terrace. The upper floor has a master bedroom with bathroom, shower and separate toilet, and three additional bedrooms with closet opening onto two huge terraces of 65 and 45 m², bathroom, shower room, and separate toilet. You will also find an independent 2-room apartment with terrace. In annexes large garage, cellar and boiler room, and garden shed. The house also has photovoltaic panels for resale (between €1,300 and €1,400 per year), and 9 kW panels for self-consumption. Absolute calm, very beautiful unobstructed view. The strong points of this property: - Large bay windows; - Underfloor heating by heat pump; - Numerous terraces; - Calm, view; - Independent 2-room apartment; - 3 bathrooms and 3 separate toilets; - Large garage; - Photovoltaic panels. A real invitation to look outside. The fees are entirely the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr> This property is presented to you by the La Gaude Immo agency, Place du Marronnier in La Gaude

Fees and charges :

900.000 € fees included

