

## Price on request

**Contact agency**

**La Gaudé Immo**

192 Chemin des Maires

06610 La Gaudé

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**For sale villa**

**7 rooms**

**Surface : 170 m²**

**Surface of the land : 1830 m²**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : a refresh**

**External condition : GOOD**

**Features :**

POOL, Expo sud, large garage, fireplace,  
Bedroom on ground floor, Laundry room,  
Automatic gate, CALM

6 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

4 parkings

1 cellar

**Energy class (dpe) : F**

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

Document non contractuel

13/09/2025 - Prix T.T.C



## Villa 424 La Gaudé

LA GAUDE Detached villa with 170 m² of living space, located in complete tranquility in the most sought-after area of La Gaudé! This house features an entrance, a living/dining room opening onto a covered terrace, an open kitchen leading to a second terrace with a view of the Baou, and three bedrooms including one with an en-suite bathroom and toilet. Upstairs, you will find three bedrooms, one of which has a terrace, a bathroom with toilet, and 50 m² of attic space used for storage. A 123 m² basement houses a large garage and a workshop. The outdoor area includes a beautiful swimming pool (currently undergoing full renovation), all set on a flat plot of 1830 m². A prime location! Renovation work to be expected. Fees payable by the sellers. Information regarding the risks associated with this property is available on the Géorisques website <http://www.georisques.gouv.fr>. This property is offered by the agency La Gaudé Immo, with over 20 years of experience supporting you in all your projects.

Fees and charges :

