

1 100 000 €

Contact agency

Agence des Baous

216, Route de Saint-Jeannet

06610 La Gaude

04 93 59 00 00 / info@agencedesbaous.com

For sale stone house

10 rooms

Surface : 315 m<sup>2</sup>

Surface of the land : 2300 m<sup>2</sup>

Year of construction : 1996

Exposition : Sud ouest

View : Jardin

Inner condition : excellent

External condition : exceptional

Features :

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

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



## Stone house 2180 La Gaude

Up for grabs! Magnificent stone house of character, located in La Gaude. With a surface area of 290 m<sup>2</sup>, the house is currently divided into 3 independent apartments (a T4 of 100 m<sup>2</sup>, a T3 of 130 m<sup>2</sup>, a T3 of 60 m<sup>2</sup> and an outbuilding of 40 m<sup>2</sup>). It also benefits from land of 2300 m<sup>2</sup> facing South-West. This exceptional residence, built in 1996, is in excellent interior condition and a level of modern comfort with fully equipped American kitchens in each apartment. The advantages of this property: a swimming pool with jacuzzi, a bowling green, a vegetable garden, spacious terraces with summer kitchen to enjoy the sunny days. An automatic gate for added security. Its tranquility is matched only by its charm. Located in a residential area, this property promises you calm and serenity. A rare opportunity not to be missed for lovers of exceptional properties. Real estate in La Gaude, a village nestled in the Nice hinterland 20 minutes from the airport, offers undeniable advantages for purchasing a house. La Gaude combines the tranquility of a picturesque village with proximity to the major cities of the Côte d'Azur. With a wide range of real estate, from charming Provençal farmhouses to modern villas with panoramic views, this town will satisfy all tastes. The quality of life is also a major asset, thanks to a preserved natural environment, a pleasant Mediterranean climate and quality local services. Houses in La Gaude therefore represent a safe investment, whether for a primary or secondary residence.

