

570 000 €

Contact agency

Aequalis Immobilier

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For sale villa

5 rooms

Surface : 142 m²

Surface of the living : 51 m²

Surface of the land : 2544 m²

Year of construction : 1990

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, double glazing, Laundry room,
CALM

3 bedroom

1 terrace

1 bathroom

2 WC

4 parkings

4 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



Villa 2021 La Gaude

DELEGATION OF MANDATE! La Gaude, sought-after area of Domaine de l'Etoile, in absolute calm, in a dominant position with a beautiful open view of the hills, not overlooked, a beautiful semi-detached house on one side by an external storage room. It benefits from perfect sunshine due to its main South-West exposure. With a total living area of 142 m² (including 25 m² fitted out on the lower part of the house) and 2,544 m² of land, it is composed as follows: Garden level: entrance with guest toilet, large living room-fireplace/dining room and separate fitted kitchen (possibility of open-plan kitchen) giving access to a large south-west facing terrace with a lovely view. Upstairs: landing, three bedrooms, bathroom, separate toilet. At the bottom of the house, a large tiled basement houses a workshop, a laundry room, a cellar, numerous storage spaces and a converted part comprising an office, a bedroom and a shower room/toilet. An above-ground swimming pool completes the assets of this property! Contact and visits: 06 16 30 27 91

Fees and charges :

Annual current expenses 445 €

Well condominium

2 lots in the condominium 570 000 € fees included

