

890 000 €

Contact agency

Agence des Baous

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For sale villa

6 rooms

Surface : 173 m<sup>2</sup>

Surface of the land : 5000 m<sup>2</sup>

Year of construction : 1978

Exposition : Sud

View : Aperçu mer

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Features :

AIR CONDITIONING, POOL, residential, fireplace, double glazing, CALM, Deep terrace

3 bedroom

3 terraces

1 bathroom

2 showers

3 WC

4 parkings

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

24/11/2024 - Prix T.T.C



## Villa 2222 La Gaude

Superb detached Provençal villa located in La Gaude. This splendid property of 173 m<sup>2</sup> benefits from an unobstructed view and a beautiful glimpse of the sea. Built in 1978, it has been kept in good condition and requires some modernization. The house, spread over two levels, faces south, which allows it to benefit from natural light all day long. The house has a large living room with fireplace opening onto a beautiful terrace with sea view, an independent equipped kitchen, three bedrooms, two of which have a shower room and private bathroom, three toilets. Also enjoy three spacious terraces to spend pleasant moments outdoors. The house, bordered by a plot of 5,000 m<sup>2</sup>, offers quality services such as a swimming pool, a deep terrace, a calm and residential environment as well as four parking spaces and two cellars for your storage. The village of La Gaude is a picturesque place nestled in the Provence-Alpes-Côte d'Azur region of southern France. It is a peaceful area that offers panoramic views of the Nice hinterland and the sea. The residences in the area are surrounded by majestic natural landscapes, including mountains, green valleys and rivers. The area benefits from the Mediterranean climate, with mild winters and warm summers. The proximity to the city of Nice offers easy access to urban amenities, while preserving rural charm. The area is also popular for its scenic walks and hikes.

Fees and charges :

