

730 000 €

Contact agency

Agence des Baous

216, Route de Saint-Jeannet

06610 La Gaude

04 93 59 00 00 / info@agencedesbaous.com

For sale house

5 rooms

Surface : 146 m<sup>2</sup>

Surface of the land : 1238 m<sup>2</sup>

Exposition : Sud est

View : Campagne

Hot water : Electrique

Inner condition : to modernize

Features :

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

4 bedroom

3 showers

2 WC

2 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

18/07/2024 - Prix T.T.C



## House 2204 La Gaude

Pretty detached house for sale, ideally located in a residential area with sea view in La Gaude. This south-east facing house has 146 m<sup>2</sup> on two levels with 4 bedrooms, 3 shower rooms and 2 toilets. The fitted American kitchen opens onto a spacious deep terrace to enjoy the swimming pool area. Equipped with heating and electric hot water, the house to be modernized offers quality services: private swimming pool, fireplace and double glazing. Calm is assured, the land of 1238 m<sup>2</sup> is wooded and not overlooked. Sanitation is in the sewer. The property also includes 2 parking spaces and a cellar. To visit without delay.

Fees and charges :

730 000 € fees included

