

949 500 €

Contact agency

Agence des Baous

216, Route de Saint-Jeannet

06610 La Gaude

04 93 59 00 00 / info@agencedesbaous.com

For sale property

6 rooms

Surface : 190 m²

Surface of the land : 12600 m²

Year of construction : 1969 rénoverée en 1998

Exposition : Sud nord

View : Panoramique

Inner condition : to modernize

External condition : GOOD

Features :

fireplace, Automatic gate, CALM, Deep terrace

5 bedroom

3 terraces

1 garage

6 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

04/07/2025 - Prix T.T.C



### Property 2205 La Gaude

Extremely rare property for sale for an exceptional project! Near the villages of La Gaude and Saint-Jeannet, in a very residential area, in absolute calm, superb property of 190m² on one level and a stone bastidon with a total area of 30m², on a plot of 12600m². The main house of 120 m² consists of an entrance, a large living room with fireplace / dining room of more than 50m², an independent kitchen, an independent WC, a bathroom, 2 large bedrooms with fitted wardrobes. Beautiful terraces and a flat garden complete this part of the property. - A secondary house of around 70m² consists of an independent entrance, two large bedrooms, one of which has its own shower room/WC, a separate WC, a living room with fireplace and kitchen area, as well as a Bathroom. - Several annexes complete this property. A basement with bay window and windows of approximately 70 m² could be fitted out (2.20 m high), A garage, A boiler room. A stone bastidon of 34m² on 2 levels, to renovate. Land of 12600m², with a career for horses, part in the forest Flat land at the front of the property, numerous terraces, electric gate, mains drainage, Numerous parking spaces. Panoramic view of the Baous.

Fees and charges :

949 500 € fees included

