

610 000 €

Contact agency

La Gaude Immo

192 Chemin des Maires

06610 La Gaude

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For sale house

7 rooms

Surface : 162 m<sup>2</sup>

Surface of the land : 250 m<sup>2</sup>

Year of construction : 1800

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : excellent

Features :

fireplace, Bedroom on ground floor, double glazing, CALM

6 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

15/01/2025 - Prix T.T.C



## House 412 La Gaude

THE GAUDE Very pretty village house, with stone facade, and lots of character! This superb house is composed on the ground floor of a beautiful entrance, a living / dining room opening onto a 25 m<sup>2</sup> sea view terrace with access to a small garden, a new independent kitchen, a master bedroom, a bathroom and a separate toilet. The upper floor has 4 bedrooms, a dressing room, a shower room and a separate toilet. On the lower ground floor there is a beautiful 27 m<sup>2</sup> studio with its own entrance, a cellar and a motorcycle shelter. Heating by air conditioning, mains drainage. No work needed, house in perfect condition! The fees are entirely the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr> This property is presented to you by the La Gaude Immo agency, place du Marronnier in La Gaude

Fees and charges :

610 000 € fees included

