



959 000 €

For sale contemporary house

7 rooms

Surface : 187 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 1835 m<sup>2</sup>

Exposition : Sud est

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

External condition : good

Features :

pool, residential, fireplace, Automatic gate, double glazing, calm, deep terrace

5 bedroom

3 terraces

1 bathroom

2 showers

3 WC

2 garage

4 parkings

1 cellar

Legal information

959 000 €

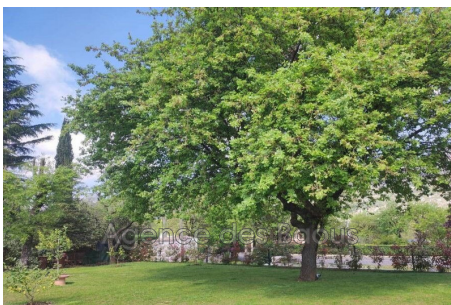
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Contemporary house 2230 La Gaude

Contemporary house located in a sought-after area, close to all amenities in La Gaude. This fully renovated property of 187m<sup>2</sup> of living space is built on a magnificent flat plot of 1835m<sup>2</sup>. The house offers two apartments (F3 of 72m<sup>2</sup> RDJ and F4 of 108 m<sup>2</sup> on R+1) on 2 levels. Possibility of making a large family home without additional work. Facing South-East, it offers beautiful light throughout the day. The services are high-end, including a garden with a covered salt pool, heated with shelters, a bowling green, various terraces and numerous parking spaces. Wood stove, heat pump heating system, thermodynamic hot water, guaranteeing great energy comfort. The interior condition of this detached house is excellent, offering five bedrooms, a bathroom and two shower rooms. Three toilets are at your disposal for your comfort. A cellar completes this property. An alarm system, an automatic gate, double glazing add to the security of the premises....

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1061 and 1435 € (reference year 2024)  
Document non contractuel - 22/12/2024



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