

610 000 €

**Buying village 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

05/02/2025 - Prix T.T.C



## Village 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

