



Cabinet **ALPES AZUR**

Tél. 04 93 201 000
alpesazur.com

545 000 €

Buying villa

4 rooms

Surface : 120 m²

Surface of the living : 35 m²

Surface of the land : 1000 m²

Year of construction : 1976

Exposition : Sud ouest

View : Dégagée dominant

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiles

Features :

air conditioning, Proche village, Écoles,
Quiet residential, Cheminée, Poêle à bois,
Bedroom on ground floor, Salon + Séjour,
Laundry room, Sunny, Mitoyenne d'angle

3 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

2 cellars

Document non contractuel

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



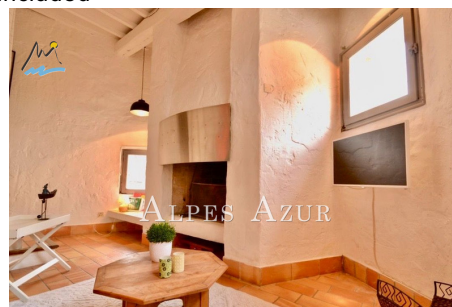
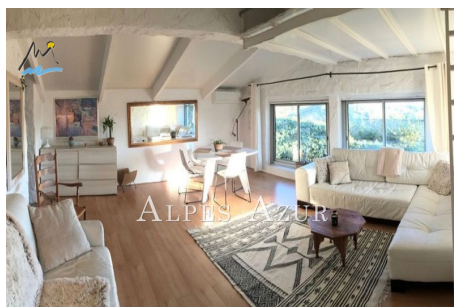
Villa La Gaudé

A REAL FAVORITE, QUIET IN THE FULL NATURE, 5 mm walk from the village of GAUDE with its shops and schools, our agency invites you to discover as quickly as possible this beautiful and atypical 5-room architect-designed villa discreetly adjoining corner located in a dominant position benefiting from a superb unobstructed view of greenery not overlooked and a beautiful mainly south-west exposure, the land planted with Mediterranean species offers a bucolic route and shelters a heavenly relaxation area enjoying a beautiful swimming pool and its pool house, a real living room, the air-conditioned interiors are bright and have a pleasant and family layout, a large living room made up of a living room and an intimate lounge with fireplace extended by a large terrace, the kitchen spacious and equipped opens onto a 2nd friendly terrace, 3 bedrooms, 2 bathrooms and 3 toilets, 2 cellars, a small workshop, parking in front of the entrance to the villa, BEAUTIFUL QUALITY OF LIFE,

Fees and charges :

Well condominium

2 lots in the condominium 545 000 € fees included



Cabinet ALPES AZUR Immobilier - 4 avenue de Nice - 06800 CAGNES sur MER

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Carte professionnelle CPI n° 0605 2016 000 006 924 CCI NICE COTE D'AZUR - RCS ANTIBES B 339 591 190

SIRET 339 591 190 00030 - Sarl au Capital de 39.636 € - Code NAF 6831Z -Garanties financières MONTE PASCHI BANQUE

Assurance RCP AXA FRANCE IARD, 313 Terrasse de l'Arche, 92000 NANTERRE

