



1 469 000 €

**Buying villa**

10 rooms

Surface : 285 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 5300 m<sup>2</sup>

Year of construction : 1984

Exposition : Sud ouest et toutes expo

View : Dégagée verdure

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiles

**Features :**

3 Appartements, F5+F3+F2, Quiet residential, Cheminée, Abri de jardin, Bedroom on ground floor, Grande Piscine, Cuisine d'été, Jeu de boules, In finished basement, Buanderie, Combles, Possibilité de construction

6 bedrooms

5 terraces

2 bathrooms

2 showers

4 WC

1 garage

8 parkings

1 cellar

Document non contractuel

30/11/2020 - Prix T.T.C



## Villa 12428 La Gaude

ENVIRONMENT NATURAL CAMPAIGN, located in a quiet residential area of LA GAUDE halfway the village with its schools and shops and Cagnes sur Mer with its coastline and its infrastructure, our agency invites you to discover this large villa of Provençal architecture benefiting a beautiful sunshine beautiful fenced plot of 2.500 m<sup>2</sup> in planks housing a large pool, the interiors largely renovated with elegant materials of high quality present a double living room with air conditioning with a contemporary wood stove extended by a large and beautiful modern kitchen equipped with a very nice living space enjoying a large terrace, 4 bedrooms, 2 en suite with private bathroom and one can be converted into independent studio, a shower room and 2 toilets, a large pantry, a very large basement with cellars boiler workshop and storage, many indoor parking after the word portal orisé, 587.000 euros, Fees charged to the Seller, Cabinet ALPES AZUR Real Estate  
www.alpesazur.com The specialist sale villas 04.93.20.10.00

Fees and charges :

1 469 000 € fees included



