

495 000 €

**Buying house**

6 rooms

Surface : 149 m<sup>2</sup>

Surface of the living : 51 m<sup>2</sup>

Surface of the land : 280 m<sup>2</sup>

Year of construction : 1970

Exposition : Est ouest

View : Citadine

Hot water : Gaz

Inner condition : A refresh

External condition : A rafraichir

**Features :**

Fireplace, Bedroom on ground floor,  
Double Glazing

5 bedroom

1 terrace

1 bathroom

1 WC

2 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

18/05/2024 - Prix T.T.C



House 406 La Gaude

Come and acquire this valuable real estate located in the village of La Gaude! Offering a living area of 149 m<sup>2</sup>, this single-storey detached house has 5 comfortable bedrooms and a large living room of 51 m<sup>2</sup> with kitchen. The interior condition requires a makeover to restore all its shine to this real estate gem. The East-West exposure ensures optimal sunshine throughout the day. The location in the village of La Gaude will add charm to your daily life. In addition, the house has a terrace, a garden and annexes cellar, boiler room and 150 m<sup>2</sup> of garages, VERY RARE IN THE VILLAGE! Water and heating are powered by town gas. The property benefits from mains drainage. Don't let this opportunity pass you by! Real estate in La Gaude, 06610, offers many attractions for buying a house. This town seduces with its exceptional living environment, combining serenity and proximity to urban areas such as Nice or Cannes. With a real estate market full of properties of varying styles, from traditional houses to contemporary villas, buying a house in La Gaude is a secure investment. In addition, this town offers a good return on investment given the stability of real estate prices in the region. The fees are entirely the responsibility of the sellers. Information on the risks to which this

