

**420 000 €**

**Buying house**

**5 rooms**

**Surface : 137 m²**

**Surface of the living : 44 m²**

**Surface of the land : 80 m²**

**Year of construction : avant 1900**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

29/06/2025 - Prix T.T.C



## House 418 La Gaude

La Gaude village. Very beautiful stone village house with terrace and garden. This house is composed on the ground floor of an entrance hall, a large dining area with fireplace, an open kitchen, a living room (all with a surface area of 44 m²), and access to a terrace. On the first floor there is a large bedroom with dressing room and private bathroom (surface area of 24.5 m²), and a separate WC. The top floor houses a very large bedroom with its shower room and WC (surface area of 30 m²). Finally, on the ground floor, you have a third bedroom with dressing room, private bathroom and WC (surface area of 32 m²) with access to an interior courtyard which can make it independent from the rest of the house. Attached is a large cellar with access to the street. Very quiet location, favorite house with lots of character. Available by the end of September at the latest. Co-ownership of 3 lots. 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 :

