

**Price on request**

**Buying villa**

**7 rooms**

**Surface : 198 m²**

**Surface of the living : 80 m²**

**Surface of the land : 1565 m²**

**Year of construction : 2006**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Excellent**

**Couverture : Tiling**

**Features :**

Pool, Pool house, Jacuzzi spa, Fireplace,  
Bedroom on ground floor, Double Glazing,  
Laundry room, Automatic gate, Calm

4 bedroom

2 terraces

3 bathrooms

3 WC

2 garage

5 parkings

2 cellars

**Energy class (dpe) : B**

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

Document non contractuel

31/08/2025 - Prix T.T.C



## Villa 421 La Gaude

La Gaude, in a sought-after neighborhood, very beautiful villa of 198 m² built with quality materials. It comprises an entrance, a large living and dining room of 80 m² opening onto a beautiful covered terrace, two bedrooms overlooking the garden, a shower room, a laundry room, an office, and a large double garage. The upper floor houses a master suite composed of a bedroom with dressing room and a shower room. On the lower level, you will find an independent two-room apartment with its covered terrace and private garden, a room with a jacuzzi, a gym, and a cellar. The outdoor area features a beautiful swimming pool with a summer kitchen, all set on a fully enclosed and planted plot of 1560 m². Lovely open views, quiet neighborhood. Built with high-end materials, no work needed. The highlights of this property: - large bay windows, - underfloor heating by heat pump, - stone floors, - fully usable land, - construction with quality materials. - independent two-room apartment, - numerous basement annexes. 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 offered to you by the agency La Gaude Immo, located on Place du

