

926 000 €

**Buying house**

**5 room**

**Surface : 163 m<sup>2</sup>**

**Surface of the land : 2200 m<sup>2</sup>**

**Exposure : Sud**

**View : Dégagée**

**Hot water : Géothermie**

**Inner condition : excellent**

**External condition : good**

**Benefits :**

air conditioning, pool, residential, fireplace, Automatic gate, double glazing, calm, deep terrace

3 bedroom

2 terrace

1 bathroom

2 shower

3 toilet

5 parking

1 cellar

**Energy class (old measure) : D**

**Climate class : D**

Document non contractuel

07/04/2025 - Prix T.T.C



### House 2234 La Gaude

Superb Detached House with Open View and Swimming Pool. Discover this magnificent single-storey house of approximately 165 m<sup>2</sup>, nestled on a wooded plot of 2200 m<sup>2</sup>, decorated with a swimming pool and a pétanque court and numerous parking spaces. Offering an unobstructed view with a glimpse of the sea, this property, completely renovated with quality materials, combines charm, comfort and modernity. Currently divided into two independent apartments, the house can easily be combined into a spacious family home without major work. Description of spaces 2-room apartment: A beautiful bright living space with modern fitted kitchen A comfortable room Plenty of storage space A shower room with WC Direct access to a pleasant terrace 3-room apartment: A large living/dining room with wood stove A high-end semi-open kitchen A practical laundry room A master suite with dressing room and shower room A second bedroom with private bathroom Separate toilet Superb terrace offering a panoramic view Assets and equipment Tastefully renovated house, combining modernity and comfort Heat pump, photovoltaic panels and numerous high-performance equipment Large basement Modular: possibility of combining the two dwellings into a large family

