

## Price on application

### Buying villa

7 room

Surface : 198 m²

Surface of the living : 80 m²

Surface of the land : 1565 m²

Year of construction : 2006

Exposure : Ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : excellent

Cover : tiles

### Benefits :

pool, pool house, jacuzzi spa, fireplace,

Bedroom on ground floor, double glazing,

Laundry room, Automatic gate, calm

4 bedroom

2 terrace

3 bathroom

3 toilet

2 garage

5 parking

2 cellar

Energy class (old measure) : B

Climate class : A

Document non contractuel

28/07/2025 - Prix T.T.C



## Villa 421 La Gaude

La Gaude, in a sought-after area, very beautiful villa of 198 m² built with quality materials. It consists of an entrance hall, a large 80 m² living/dining room opening onto a beautiful covered terrace, two bedrooms opening onto the garden, a shower room, a laundry room, an office and a large double garage. The upper floor houses a parental space composed of a bedroom with dressing room and a shower room. In the lower part, you will find an independent two-room apartment with its covered terrace and private garden, a room with jacuzzi, a gym, and a cellar. The exteriors are enhanced by a beautiful swimming pool with summer kitchen, all on a plot of 1560 m² fully enclosed and planted. Very beautiful open view, quiet area, no work required. The strong points of this property: - large bay windows, - underfloor heating by heat pump, - stone floors, - fully usable land, - construction with quality materials. - independent 2-room apartment, - numerous annexes in the basement. 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 La Gaude Immo agency, located on Place du Marronnier in La Gaude.

