



787 500 €

For sale villa

4 rooms

Surface : 169 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 1800 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud est

View : Campagne

Hot water : Fuel

Inner condition : to modernize

External condition : good

Couverture : Tiling

Features :

Pool, Pool house, Chambre de plain-pied,

Laundry room, Automatic gate, Calm

3 bedroom

2 terraces

2 bathrooms

2 WC

7 parkings

#### Legal information

787 500 € fees included

5,00% VAT of fees paid by the buyer

(750 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



### Villa 1991 La Gaude

La Gaude – Quiet residential neighborhood, close to amenities Provençal detached villa – 169 m<sup>2</sup> – Two apartments – 1,800 m<sup>2</sup> plot – Swimming pool  
Located in a sought-after residential area known for its peaceful surroundings and proximity to services, this Provençal-style detached villa offers 169 m<sup>2</sup> of living space and consists of two separate apartments, allowing for various arrangements (family home, dual-family, rental investment). Garden level: Entrance hall Corridor serving all rooms Two bedrooms Bathroom Separate toilets Laundry room First floor: Bright living room of 47 m<sup>2</sup> Independent kitchen of 12 m<sup>2</sup> Shower room with WC 16 m<sup>2</sup> bedroom Very large south-facing terrace Set on a flat 1,800 m<sup>2</sup> plot, the property offers easy access and parking space for 7 vehicles. A swimming pool with its pool house completes the property, providing a fantastic feature for fully enjoying the outdoors. This property presents a rare opportunity to accommodate...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 980 and 1250 € (reference year 2025)  
Document non contractuel - 12/12/2025

