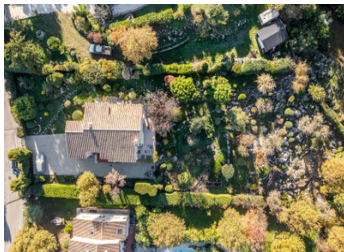


House 4 rooms, 156m , land 2000m . 3 beds, 1 bath, 2 shower, 3 toilets, 1 garage, 4 parking spots, 2 cellars.



INFORMATION

Town:	La Gaude
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	156 m2
Plot Size:	2000 m2



IN BRIEF

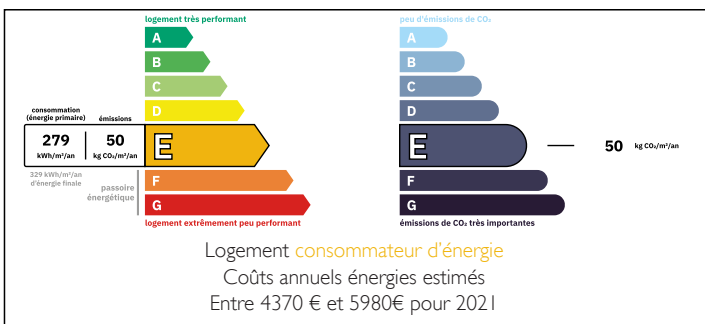
433

In a highly sought-after area of La Gaude, in a haven of peace, discover this magnificent renovated villa set on a flat, landscaped plot of 2000 m², bathed in sunlight thanks to its southwest exposure and offering complete privacy.

Several terraces allow you to fully enjoy the outdoors in all seasons. A two-room apartment is located on the ground floor.

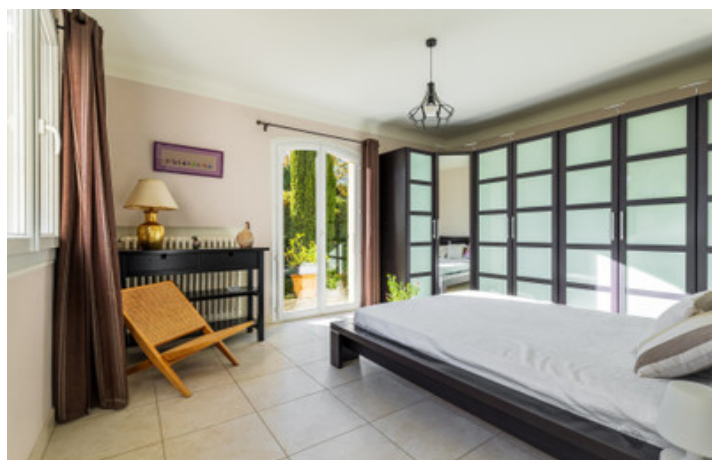
A large garage and two cellars complete this property.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

It comprises a beautiful, bright living area with a fireplace, a fitted kitchen, two bedrooms (with the possibility of a third), a bathroom, and a shower room.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES