

718 000 €

**Buying villa**

**4 rooms**

**Surface : 126 m²**

**Surface of the living : 33 m²**

**Surface of the land : 500 m²**

**Year of construction : 1981**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**Features :**

pool, Cheminée, Bedroom on ground floor, double glazing, Buanderie, calm

3 bedroom

2 terraces

3 bathrooms

4 WC

3 parkings

1 cellar

**Energy class (dpe) : C**

Document non contractuel

09/05/2025 - Prix T.T.C



## Villa 10869 La Gaude

Domaine de l'Etoile, dominant and sunny, pretty independent 4-room villa, approximately 125 m2 including a living room with insert fireplace opening onto a covered terrace with main South-South/West exposure and sea view, a contemporary semi-open fitted kitchen, 1 bedroom on one level with plenty of storage, private bathroom and laundry room, upstairs, an office space overlooks the living room with high ceilings, 2 bedrooms each with its own bathroom. Outside, the garden requires little maintenance and the pool area brightens up the daily life of this resolutely family home. Parking area for 3 vehicles inside. The house is equipped with all comforts, air conditioning, double glazing...

**Fees and charges :**

Annual current expenses 500 €

Well condominium

300 lots in the condominium 718 000 € fees included

