



PORTISSIM

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AGENCE DE :
● SAINT LAURENT DU VAR
CAGNES SUR MER

899 000 €

For sale house

5 rooms

Surface : 148 m²

Surface of the living : 70 m²

Surface of the land : 1609 m²

Year of construction : 1958

Exposition : Est

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

air conditioning, Volets aluminium,

Stationnements, Fireplace, terrace, Double

Glazing, Laundry room, pool

3 bedroom

1 bathroom

1 shower

3 WC

5 parkings

2 cellars

Legal information

899 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 25676 La Gaude

La Gaude - Detached villa - Swimming pool - landscaped garden For lovers of peace and quiet, come and discover this 148 m² detached villa located on a 1609 m² wooded plot facing the Baou, in a highly sought-after area of La Gaude. From the entrance you will be seduced by the conviviality of the 68 m² living room with its equipped kitchen open to the dining room and the living room (with its fireplace) benefiting from direct access to the terrace and the garden. On the ground floor you will also find a master suite with private bathroom and an adjoining room that can be used as a dressing room, office or gym, as well as a second bedroom/office and a shower room with WC. The converted upper floor offers 2 bedrooms as well as a space with WC. The house also benefits from a wine cellar, a workshop and a large laundry room. To relax, head to the garden with its various areas: the swimming pool, the bowling green, the barbecue area / pizza oven,...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1480 and 2060 € (reference year 2026)
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