COLDWELL BANKER
EUROPA REALTY

House La Gaude 196 m²



SALE PRICE : 1 150 000 €

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EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Located in the Hugues Bérenguier neighbourhood of La Gaude, this villa of approximately 196 m², tastefully renovated two years ago, offers a peaceful living environment on approximately 1,500 m² of level grounds.

Facing due south, it enjoys open views and outdoor spaces designed to make the most of the relaxed lifestyle of the French Riviera.

Arranged over two levels, each with direct ground-level access to the outdoors, the house offers spaces suited to both family life and welcoming loved ones.

On the pool level, a principal bedroom suite of over 35 m² provides a generous private retreat. A fully equipped kitchen and a spacious living and dining room with a fireplace complete the living areas. Outside, the garden, swimming pool and pétanque court invite you to share sunny days and evenings with friends.

On the lower level, an apartment currently configured as two bedrooms, a bathroom and a sunroom provides additional accommodation. Connected to the villa internally, it also has its own separate entrance from outside, allowing guests to enjoy their privacy.

On the same level, an enclosed double garage with a tiled floor provides convenient parking and storage space. A paved driveway and paved parking area create a well-presented approach to the property. Ample parking, including two spaces beneath a masonry-built carport, makes welcoming guests easy.

A villa combining tranquillity, comfort and conviviality, perfect for enjoying the French Riviera throughout the year or during family holidays.

Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	196.0 m²	Property tax:	€2.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 86

Greenhouse gas emissions (GHG) index: A 3

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