LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46366VAP06 Price: 349 000 EUR

agency fees to be paid by the seller

2-Bed Garden Apartment-Villa in La Gaude near Nice – Quiet, Fully Renovated, Large Garden & Terrace















INFORMATION

Town:	La Gaude
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

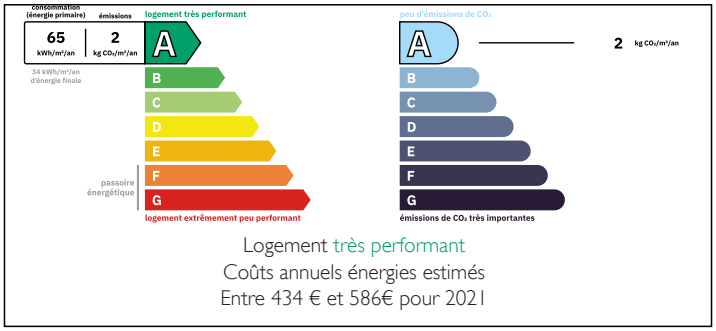
Located in the peaceful town of La Gaude near Nice, this 54 m2 two-bedroom apartment-villa sits on the ground floor of an individual house with no co-ownership fees.

Completely renovated using high-quality materials, this bright East-West cross-layout apartment is an absolute haven of peace with no overlooking neighbors.

The interior features a 19 m2 living room, an independent fitted kitchen, two bedrooms, and a modern shower room with WC.

Outside, you will find a magnificent 45 m2 terrace including a private parking space, perfect for outdoor dining. This opens up to a generous 170 m2 garden. The garden offers potential to add a swimming pool or extend the terrace area.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 434 € et 586€ pour 2021

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46366VAP06 Price: 349 000 EUR

agency fees to be paid by the seller







DESCRIPTION

OVERVIEW:

Nestled in a lush green setting in La Gaude near Nice, this 2-bed apartment offers the perfect compromise between an apartment and an independent villa. Occupying the ground floor of a single-story individual house, it benefits from complete independence with no HOA fees. The home has been meticulously renovated throughout with premium materials and modern finishes, making it completely turnkey. Thanks to its East-West orientation and lack of any facing neighbors, the property is bathed in natural light throughout the day while ensuring total privacy. It features modern comforts such as individual reversible air conditioning and PVC double-glazed windows.

LAYOUT:

The single-level layout is highly functional and maximizes the available space. The main entrance leads into a bright 19 m2 living room that opens directly onto the exterior spaces. Beside the living area is a separate, fully fitted and equipped kitchen. The sleeping quarters consist of two comfortable bedrooms. A contemporary shower room and an attached WC complete the interior living space of 54 m2.

The exterior is a standout feature of this property. It includes a spacious 45 m2 tiled terrace, which incorporates a designated private parking space. Directly adjacent to the terrace is a flat 170 m2 private garden, beautifully landscaped with local Mediterranean plants. This outdoor oasis offers excellent versatility, providing ample space to install a swimming pool, create an outdoor kitchen, or expand the terrace area.

AREA:

La Gaude is a highly sought-after, picturesque residential commune in the Alpes-Maritimes department, offering a peaceful countryside lifestyle...

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr