

# AGENCE COURRIN

FONDÉE EN 1913

www.agencecourrin.fr

135 000 €

For sale apartment

2 rooms

Surface : 46 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud est

View : Mer

Hot water : Collective

Inner condition : to renovate

Building condition : good

Features :

double glazing, Terrasse 11 m<sup>2</sup>, to renovate, Chauffage au sol

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

135 000 €

Fees paid by the owner, well condominium (233 lots in the condominium), annual current expenses 1 020 € (85 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 1481 Grasse

Located in the city center area of Grasse, in a luxury condominium, pleasant 2-room apartment with a Carrez Law surface area of approximately 47m<sup>2</sup>. It is composed on the ground floor: an entrance hall, living room, semi-open fitted and furnished kitchen, a bedroom, a shower room and separate toilets. Adjoining terrace of approximately 11m<sup>2</sup>. Unobstructed view (hills, glimpse of the sea, and historic center). Modernization work to be expected. A cellar completes this property. Monthly condominium charges of approximately: €85/month. Ideal for investors or first-time buyers. A stone's throw from amenities (shops, medical center, pharmacy, etc.) as well as schools including the Fenelon Institute. Public parking 100 meters away. To see without delay! Energy class: E. Apartment offered for sale EXCLUSIVELY by your ORPI real estate agency.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 790 and 1068 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet