

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

169 000 €

For sale apartment

2 rooms

Surface : 43 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Year of construction : 1968

Exposition : Sud

View : Aperçu mer

Hot water : Collective

Inner condition : a refresh

Building condition : good

Features :

lift, Terrasse de 15 m<sup>2</sup>, gated, calm, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

#### Legal information

169 000 €

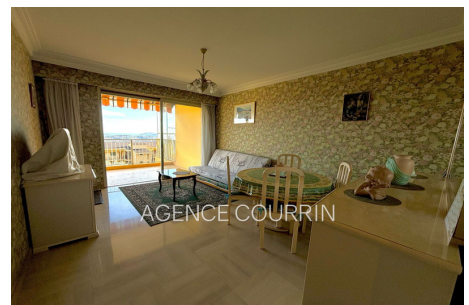
Fees paid by the owner, well condominium(139 lots in the condominium), annual current expenses 2 284 € (190 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 1488 Grasse

Located in a luxury gated and secure residence, in the residential area of Saint-Jacques, beautiful 2-room apartment on the upper floor. In a dominant position, it is composed of an entrance hall, living room, separate furnished kitchen (adjoining the living room by partition), a bedroom, bathroom and separate toilet. South-facing terrace of 15m<sup>2</sup> with sea view. Absolute calm!! Good state of conservation but to be modernized. A parking lot and a cellar complete this property. Possibility of a closed garage of more than 17m<sup>2</sup> in addition. Residence with caretaker, swimming pool and tennis court! Ideal for families! A stone's throw from schools, the expressway and amenities. Annual charges: €2,284 (hot and cold water and heating included). Energy class: D. Apartment offered in CO-EXCLUSIVITY by your real estate agency ORPI Saint-Jacques.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 380 and 550 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet