

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

249 000 €

For sale apartment

3 rooms

Surface : 75 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : good

Standing : bourgeois

Building condition : good

Features :

lift, double glazing, Appartement d'angle,  
sea view , Dressing

2 bedroom

1 bathroom

1 WC

#### Legal information

249 000 €

Fees paid by the owner, well  
condominium(120 lots in the  
condominium), annual current expenses  
3 116 € (260 € 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 1426 Grasse

Located east of Grasse in a renowned bourgeois building from the 1850s, superb corner apartment, on a high floor with elevator, 3-room apartment of 75m<sup>2</sup>. It is composed of an entrance, living room with open kitchen furnished and equipped totaling more than 33m<sup>2</sup>, two bedrooms (one with dressing room + office area, and the other with office area), a shower room, toilets and laundry room. Balcony of 4.33m<sup>2</sup> with view of the sea and the city center, not overlooked. Good general condition. Exceptional old charm (beautiful high ceilings, period elevator, caretaker). Close to the city center on foot. Huge communal park to enjoy the outdoors. Possibility of recovering a parking space for rent (for €75 / month). Public parking at the foot of the building. Annual condominium charges: €3116 (heating and water included). Energy class C. Apartment offered for sale EXCLUSIVELY by your ORPI real estate agency.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 790 and 1070 € (reference year 2022)  
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Document non contractuel - Barème de prix disponible sur notre site internet