

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

159 000 €

For sale apartment

4 rooms

Surface : 80 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud est

View : Dégagée

Hot water : Collective

Inner condition : to renovate

Building condition : good

Features :

lift, Etage élevé, Terrasse + balcon,

Garage 18 m<sup>2</sup>, cellar

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

#### Legal information

159 000 €

Fees paid by the owner, well condominium(379 lots in the condominium), annual current expenses 2 772 € (231 € 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 1472 Grasse

Located in the heart of amenities, in a closed and secure residence in the city center of Grasse, beautiful crossing and corner apartment, type 4 rooms of 80m<sup>2</sup> on a high floor with elevator. Composed of an entrance, living room, independent kitchen, three bedrooms, a bathroom and independent toilets. Beautiful terrace of 18m<sup>2</sup> with open view of the Grasse hills and a balcony of 13m<sup>2</sup>. A cellar and a closed garage (approx. 18m<sup>2</sup>) in the basement complete this property. Possibility of a subscription for parking in the neighborhood at €20/month. General modernization/renovation work to be expected. A stone's throw from schools and amenities! Ideal for families or rental investment! To see without delay!! Annual condominium charges: €2,772 (including hot water, cold water and heating). Energy class D. Apartment offered for sale by your ORPI Saint-Jacques real estate agency.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 961 and 1301 € (reference year 2021)  
Document non contractuel - 05/02/2025



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