



opio-rouret-immobilier

www.opio-rouret-immobilier.fr ■ T. 04 93 77 77 77 ■ VENTE - LOCATION - GESTION LOCATIVE

Price on request

For sale house

3 rooms

Surface : 84 m²

Surface of the living : 30 m²

Surface of the land : 477 m²

Year of construction : 1950-1960

Exposition : Sud

View : Mer panoramique

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

fireplace, Bedroom on ground floor, calm

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

15/11/2025 - Prix T.T.C



House 3961 Magagnosc

FOR SALE EXCLUSIVELY - EAST GRASSE - On the heights of the MAGAGNOSC area Bright villa with 84 m² of living space. In addition to this area, there is a storage room, shed, and garage for one car. Magnificent elevated location in a quiet neighborhood with panoramic sea views from the Bay of Angels to the Estérel Massif - Consists of 3 main rooms: entrance with hallway - living room opening onto a terrace - recently renovated kitchen open to the living room - 2 bedrooms with the possibility to create a third - a bathroom with toilet - a shower room. A study/sleeping area - All in excellent condition - great exposures - Garden of 477 m², partly flat and blooming with rustic, colorful plants, climbers, and various species. Closed garage - separate workshop - House connected to the public sewer system. From 01/01/2026, the energy label of this property will be as follows: primary energy consumption = D-268 kWh/m²/year and greenhouse gas emissions = B - 8 kg CO₂/m²/year. Estimated annual energy costs for the property are between €1,500 and €2,080. "Information about the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr." Fees payable by the seller. Fees payable by the seller.

