

475 000 €

For sale house

4 rooms

Surface : 105 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 1045 m<sup>2</sup>

Year of construction : 1987

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : good

Features :

fireplace, Bedroom on ground floor, double glazing

3 bedroom

2 showers

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

28/04/2024 - Prix T.T.C



## House 3867-2 Grasse

House Grasse 4 room(s) 105 m<sup>2</sup> - EXCLUSIVE - GRASSE LE PLAN: villa of good traditional construction built in 1987 - consists of a beautiful entrance with cloakroom - guest toilet - Living room with roof volume of good height with beams. It opens onto a covered terrace to the west - semi-open American kitchen equipped with furniture and appliances. Night area with two bedrooms and an Italian shower room with storage and two sinks on the worktop. Upstairs: a large bedroom with storage and shower room - opens onto a solarium. The whole is in perfect condition - possibility of expansion - Flat and fenced garden with tall cypress trees - Fees payable by the seller - Information on the risks to which this property is exposed is available on the Géorisks website: [www .georisks.gouv.fr](http://www.georisks.gouv.fr).

Fees and charges :

475 000 € fees included

