

135 000 €

Contact agency

Agence Courrin

2 place Frédéric Mistral

06130 Grasse

04 93 40 28 22 / info@agencecourrin.fr

For sale apartment

2 rooms

Surface : 46 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud est

View : Mer

Hot water : Collective

Inner condition : to renovate

Building condition : GOOD

Features :

double glazing, Terrasse 11 m<sup>2</sup>, to renovate, FLOOR HEATING

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

12/03/2025 - Prix T.T.C



## Apartment 1481 Grasse

Located in the city center area of Grasse, in a luxury condominium, pleasant 2-room apartment with a Carrez Law surface area of approximately 47m<sup>2</sup>. It is composed on the ground floor: an entrance hall, living room, semi-open fitted and furnished kitchen, a bedroom, a shower room and separate toilets. Adjoining terrace of approximately 11m<sup>2</sup>. Unobstructed view (hills, glimpse of the sea, and historic center). Modernization work to be expected. A cellar completes this property. Monthly condominium charges of approximately: €85/month. Ideal for investors or first-time buyers. A stone's throw from amenities (shops, medical center, pharmacy, etc.) as well as schools including the Fenelon Institute. Public parking 100 meters away. To see without delay! Energy class: E. Apartment offered for sale EXCLUSIVELY by your ORPI real estate agency.

Fees and charges :

Annual current expenses 1 020 €

Well condominium

233 lots in the condominium 135 000 € fees included

