

269 000 €

Contact agency

Agence Courrin

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For sale apartment

3 rooms

Surface : 64 m<sup>2</sup>

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

Year of construction : 1971

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : a refresh

Standing : residential

Building condition : GOOD

Features :

ground garden, Jardin privatif de 122 m<sup>2</sup>, gated, double glazing, Automatic Watering, Parking et cave

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

15/01/2025 - Prix T.T.C



## Apartment 1479 Grasse

Located in a luxury gated and secure residence, in the residential area of Saint-Jacques, superb 3-room ground floor apartment of approx. 64m<sup>2</sup>. In a dominant position, it is composed of an entrance hall, living room, separate furnished kitchen (adjoining the living room by partition), two bedrooms each with their own bathroom, and toilets. South-facing terrace of 16m<sup>2</sup> with sea view. Private garden of 122m<sup>2</sup>. Absolute calm!! Storage room in front of the apartment as a storage room. Good condition but to be modernized. A parking lot and a cellar complete this property. Possibility of a closed garage of more than 16m<sup>2</sup> in addition. Residence with caretaker, swimming pool and tennis court! Ideal for families! A stone's throw from schools, the expressway and amenities. Annual charges: €3,424 (hot and cold water and heating included). Energy class: E. Apartment offered EXCLUSIVELY by your ORPI Saint-Jacques real estate agency.

Fees and charges :

Annual current expenses 3 424 €

Well condominium

139 lots in the condominium 269 000 € agency fees 5,00% à the responsibility of the buyer included

