

1 290 000 €

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**For sale house**

**Surface : 161 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 3600 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : NEW**

**Couverture : roof terrace**

**Features :**

POOL, double glazing, fireplace, Laundry room, Automatic gate, CALM, Bedroom on ground floor

3 bedroom

2 terraces

3 bathrooms

3 WC

7 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## House 2699 Grasse

Grasse On the heights in the heart of nature, house with outbuildings, terrace and swimming pool on a plot of 3,600m<sup>2</sup> Main house 161.34m<sup>2</sup> carrez and 186m<sup>2</sup> usable: First level: Entrance, large living room + dining room 45m<sup>2</sup>, with panoramic view of hills and sea, open fitted kitchen with exposed rock, wine cellar with exposed rock, storage, guest toilet, technical room, bedroom 1 with shower room, bedroom 2 with terrace, shower room + bathroom + toilet, Second level: Master bedroom 28m<sup>2</sup>, with dressing room, balcony with panoramic view, shower room + bathroom + separate toilet. Pool level: Bedroom with storage, bathroom + toilet. South-facing terrace with solarium, chlorine swimming pool, outdoor shower, summer kitchen, workshop, view of hills and sea, not overlooked. Dependencies: Furnished studio 17.88m<sup>2</sup> with independent access. 2-room house: entrance, living room, bedroom, kitchen, shower room + toilet. 33.34m<sup>2</sup> with independent access. Laundry room 3m<sup>2</sup> 17.97m<sup>2</sup> storage unit Workshop 5m<sup>2</sup> Plenty of parking spaces Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

1 290 000 € fees included

