

340 000 €

**Contact agency**

**Opio Rouret Immobilier**

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**For sale house**

**5 rooms**

**Surface : 96 m<sup>2</sup>**

**Surface of the living : 18 m<sup>2</sup>**

**Year of construction : 1800**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Features :**

CALM

4 bedroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : F**

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

Document non contractuel



### House 3860 Châteauneuf-Grasse

EXCLUSIVELY - CHATEAUNEUF de GRASSE: typical perched village located 30 mins from CANNES - 15 mins from SOPHIA ANTIPOLIS. For lovers of authenticity. Located in the heart of the old village with very easy access, discover this 5-room duplex apartment with a living area of 96m<sup>2</sup>. This charming apartment requires some work: carpentry to change, refreshment etc .. Recent facelift and roof repair. It has private access and is composed as follows: 2nd Floor ; partially fitted kitchen, dining room, 2 bedrooms and separate toilet. Top floor: living room, shower room with toilet, laundry room, 2 bedrooms A cellar of 18 m<sup>2</sup> completes the property. A virtual tour is available: <https://www.hdmedia.fr/visite-virtuelle/hd/cbpSrpuai-b-appartement-5-pieces.html> Fees payable by the seller. &quot;Information on the risks to which this property is exposed is available on the Georisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)&quot;

Fees and charges :

Annual current expenses 360 €

Well condominium

2 lots in the condominium 340 000 € fees included

