## 820 000 €

## Contact agency Agence de Provence

6 place de la Foux 06130 Grasse 04 93 36 07 50 /

Info@agencedeprovence.com

For sale house Surface: 172 m<sup>2</sup>

Surface of the land : 1451 m<sup>2</sup> Year of construction : 1980

Exposition: Sud est
View: Campagne
Hot water: Electrique
Inner condition: a refresh
External condition: GOOD

Couverture: tiling

## Features:

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

- 4 bedroom
- 1 terrace
- 2 bathrooms
- 1 show er
- 3 WC
- 4 parkings
- 1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): B





## House 2736 Grasse

Agence de Provence offers for sale a beautiful family villa with swimming pool. Located in the sought-after Saint-Antoine district of Grasse, this 172 m² villa, built in 1980, benefits from a south-eastern exposure offering an unobstructed view of the countryside. Built on two levels, it is composed as follows: On the ground floor: A welcoming entrance Alarge living room with fireplace and a dining room, opening onto a large covered terrace An independent kitchen with direct access to the terrace Three bedrooms, one with an office space Abathroom with toilet and a shower room with toilet Aguest toilet Upstairs: Aspacious master suite with shower room and toilet In the basement: Alarge cellar of 23 m<sup>2</sup>, ideal for storage or creating additional space The whole is located on a flat and wooded plot of 1,450 m<sup>2</sup>, decorated with a concrete and mosaic swimming pool to enjoy the beautiful sunny days. On the parking side, the property has a carport and several private parking spaces. A peaceful and green setting, ideal for a family looking for peace and quiet close to amenities. For more information or to arrange a visit, contact Paul on 06 03 47 77 77. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Fees and charges:

820 000 € fees included



