

1 290 000 €

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

Legal information

1 290 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## 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....

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 785 and 1000 € (reference year 2024)  
Document non contractuel - 27/09/2024



Agence de Provence - 6 place de la Foux - 06130 Grasse

Tél. +33 (0)4 93 36 07 50 - [Info@agencedeprovence.com](mailto:Info@agencedeprovence.com) - [www.agencedeprovence.com](http://www.agencedeprovence.com)

RCS B 415 851 112 - Code NAF 6831Z - SIRET 415 851 112 00011 - Document non contractuel