

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

165 000 €

For sale apartment

3 rooms

Surface : 63 m²

Surface of the living : 19 m²

Year of construction : 1972

Exposition : Sud

View : Dégagée

Hot water : Collective

Inner condition : to renovate

Building condition : good

Features :

lift, double glazing, gated, 1 terrasse et 1 balcon filant, Cave et garage

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

## Legal information

165 000 €

Fees paid by the owner, well condominium (379 lots in the condominium), annual current expenses 2 720 € (227 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1610 Grasse

Located in the heart of Grasse, within a gated and secure residence, this pleasant 64m² F3-style apartment offers a cross-ventilated layout. It features an entrance hall, living-dining room, separate fitted kitchen, two bedrooms, a bathroom, and a separate toilet. There is a roughly 5m² terrace with unobstructed views from the living room, along with an 8m² continuous balcony overlooking the street. A cellar and an underground closed garage complete this property. Some modernization is needed. Close to amenities, schools, and public transport. Energy rating: C. Annual condominium fees: €2,720 (including hot water, cold water, and heating). This apartment is offered exclusively for sale by your ORPI Saint-Jacques real estate agency.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 717 and 971 € (reference year 2023)  
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Agence Courrin - Le Notre Dame, 2 place Frédéric Mistral - 06130 Grasse

Tél. 04 93 40 28 22 - [info@agencecourrin.fr](mailto:info@agencecourrin.fr) - [www.agencecourrin.fr](http://www.agencecourrin.fr)

Document non contractuel - Barème de prix disponible sur notre site internet