

# AGENCE COURRIN

FONDÉE EN 1913

www.agencecourrin.fr

305 000 €

For sale apartment

3 rooms

Surface : 69 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Dégagée

Hot water : Collective

Inner condition : good

Building condition : good

Features :

lift, Avant dernier étage, gated, sea view,  
Piscine et tennis, Double garage

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

#### Legal information

305 000 €

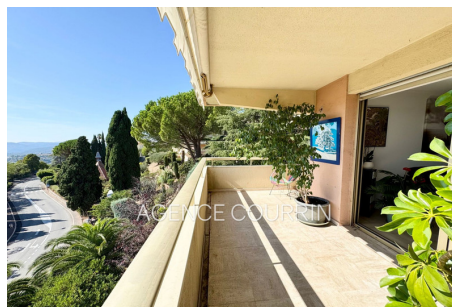
Fees paid by the owner, well  
condominium(318 lots in the  
condominium), annual current expenses  
4 000 € (333 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1589 Grasse

Located in the Grasse-East area, within one of the most beautiful residences in the city, featuring a swimming pool, tennis courts, a caretaker, and a park spanning over 2 hectares, this superb cross-ventilated 3-room apartment of approximately 70m<sup>2</sup> is situated on an upper floor with elevator and benefits from a panoramic sea view. It includes a spacious entrance with storage, a bright living-dining room opening onto a first terrace of 14m<sup>2</sup> offering panoramic sea views. A fully equipped independent kitchen in excellent condition leads to a second terrace, two bedrooms with storage—one of which has access to a third terrace—and an independent bathroom. A double underground garage completes this property. An ideal location for this high-end apartment, close to amenities, schools, and main roads that provide easy access to Sophia-Antipolis and Nice Côte d'Azur Airport. A must-see! Annual charges: €4,137.17. Apartment offered by your ORPI real estate...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 985 and 1333 € (reference year 2021)  
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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