

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

269 000 €

For sale apartment

3 rooms

Surface : 70 m²

Surface of the living : 20 m²

Year of construction : 1971

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : a refresh

Standing : residential

Building condition : good

Features :

ground garden, Jardin privatif de 122 m²,

gated, double glazing, Arrosage

automatique, Parking et cave

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

## Legal information

269 000 € fees included

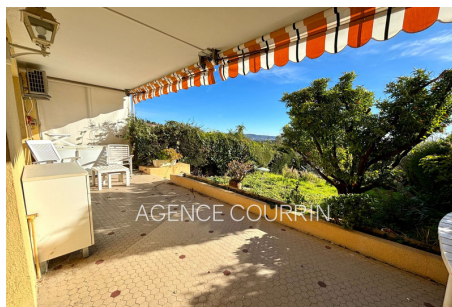
5,26% VAT of fees paid by the buyer (255 550 € without fees), well condominium (139 lots in the condominium), annual current expenses 3 424 € (285 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1479 Grasse

Located in a luxury gated and secure residence, in the residential area of Saint-Jacques, superb 3-room ground floor apartment of approx. 70m². In a dominant position, it is composed of an entrance hall, living room, separate furnished kitchen (adjoining the living room by partition), two bedrooms each with their own bathroom, and toilets. South-facing terrace of 16m² with sea view. Private garden of 122m². Absolute calm!! Storage room in front of the apartment as a storage room. Good condition but to be modernized. A parking lot and a cellar complete this property. Possibility of a closed garage of more than 16m² in addition. Residence with caretaker, swimming pool and tennis court! Ideal for families! A stone's throw from schools, the expressway and amenities. Annual charges: €3,424 (hot and cold water and heating included). Energy class: E. Apartment offered EXCLUSIVELY by your ORPI Saint-Jacques real estate agency.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
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