

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

895 000 €

For sale apartment

4 rooms

Surface : 123 m²

Surface of the living : 41 m²

Year of construction : 2012

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : Excellent

Standing : Luxe

Building condition : Excellent

Features :

Terrasse de 33 m², double glazing, gated, sea view, fireplace, lift, Copropriété de luxe, infinity pool

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

## Legal information

895 000 €

Fees paid by the owner, well condominium (50 lots in the condominium), annual current expenses 8 036 € (670 € 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 1566 Grasse

Located in the southern sector of Grasse, 20 minutes from Cannes, Sophia-Antipolis, and 30 minutes from Nice Côte-d'Azur airport, within an intimate, high-end residence composed of only 19 apartments, superb corner apartment of approximately 123m² in perfect condition. It is composed of a large entrance hall with laundry room, three bedrooms with dressing rooms, including a master suite with en-suite shower room, a separate office, a large, bright living room of over 41m² with a wood-burning stove, and a fully equipped open kitchen with double access to a spacious corner terrace of approximately 33m², allowing you to enjoy a panoramic view of the sea with its south-facing exposure. Residence with luxurious amenities such as an infinity pool, gym, sauna, spa, video surveillance system throughout the condominium. Two underground garages complete this property. Apartment offered by your ORPI real estate agency.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1049 and 1419 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet