

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

159 000 €

For sale house

2 rooms

Surface : 22 m²

Surface of the living : 17 m²

Surface of the land : 50 m²

Year of construction : 1990

Exposition : Ouest

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, double glazing, Automatic gate

1 bedroom

1 bathroom

1 WC

1 parking

## Legal information

159 000 €

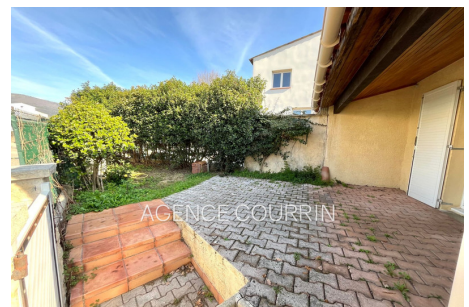
Fees paid by the owner, well condominium(53 lots in the condominium), annual current expenses 564 € (47 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## House 1316 Grasse

Located 100 meters from the GRASSE - CANNES expressway (no noise pollution), in the popular area of Saint Antoine, in a closed and secure residence with swimming pool, forest and pétanque court, pleasant F1 / F2 type house of 33.1 m2 of living space (22.6 m2 Carrez Law). It consists on the ground floor of a living/dining room, kitchen, bathroom and toilets. Upstairs, a space that can be converted into a sleeping area (less than 1.80m). Adjoining land of approximately 50 m2. Private parking completes the property. Possibility of raising the house to create more living space (subject to acceptance at the town hall and general assembly). Monthly co-ownership charges: €47/month. Energy class: D. House offered exclusively by your ORPI real estate agency.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 477 and 645 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet