

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

349 000 €

For sale house

3 rooms

Surface : 59 m²

Surface of the living : 20 m²

Surface of the land : 200 m²

Year of construction : 1977

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Features :

land, Cuisine d'été de 30m², Bedroom on ground floor, double glazing, quiet

2 bedroom

1 terrace

1 shower

1 WC

## Legal information

349 000 €

Fees paid by the owner, well condominium(20 lots in the condominium), annual current expenses 240 € (20 € 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 1577 Grasse

Located in the sought-after Saint-Jacques neighborhood of Grasse, just moments from schools, shops, and the Grasse-Cannes expressway, within a gated community offering complete tranquility. Charming semi-detached house on one side, measuring 59 m². On the ground floor, it features a living room, a furnished and equipped open kitchen, a bedroom, and a bathroom with toilet. Upstairs, there is a second bedroom. Additional amenities include a flat, landscaped garden with a designated parking area, and a covered summer kitchen of 30 m². The house has been fully renovated; no work needed, offering privacy and peace. Energy rating: E. Monthly condominium fees: €20 per month. This property is exclusively offered by your ORPI real estate agency.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1000 and 1200 € (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