

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

425 000 €

For sale house

4 rooms

Surface : 135 m²

Surface of the land : 220 m²

Year of construction : 1948

View : Dégagée

Inner condition : good

Features :

Divisée en 2 appartements, Studio 27 m²,  
Appartement 3 pièces 108 m², fireplace,  
Bedroom on ground floor, double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

## Legal information

425 000 €

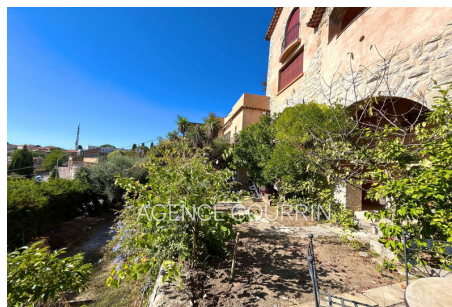
Fees paid by the owner, well  
condominium(2 lots in the condominium),  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 1592 Grasse

Located in the town of Grasse, within immediate walking distance to schools, shops, and main roads, this 135 m² house is divided into two apartments. It features on the ground floor a living room opening onto a terrace with open views, a separate furnished and equipped kitchen, two bedrooms, a dressing room, a shower room with toilet, and a bathroom with toilet. On the garden level, there is a studio comprising a living area, kitchenette, and shower room with toilet. A private parking space in a garage completes the property. The plot is approximately 220 m². Ideal for a family. Energy rating: E. \*\*House exclusively offered by your ORPI real estate agency.\*\*

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 2315 and 3133 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet