

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

479 000 €

For sale house

4 rooms

Surface : 114 m²

Surface of the land : 138 m²

Year of construction : 1970

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Piscine hors sol, Terrain de 138 m²,  
fireplace, double glazing, calm

3 bedroom

1 bathroom

2 WC

## Legal information

479 000 €

Fees paid by the owner, well  
condominium(4 lots in the condominium),  
annual current expenses 1 464 €  
(122 € 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 1622 Grasse

Located right in the heart of the Saint-Jacques area in Grasse, close to schools, shops, and just a 5-minute drive from the Grasse-Cannes expressway, this pleasant terraced house offers 114 m² of living space (104 m² Carrez law + enclosed terrace of 10 m²). The ground floor features a living room, an open-plan furnished and equipped kitchen with pantry, and a dining area. Upstairs, there are three bedrooms, a bathroom with a shower and toilet, and a separate toilet. The property includes an adjoining plot of 118 m² with a covered shelter, approximately 120 m² of parking space, and a shared garden of 130 m². In good overall condition, ideal for a family. Monthly condominium fees: €122/month. Energy rating: C. This house is offered exclusively by your ORPI real estate agency in Grasse.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1646 and 2228 € (reference year 2021)  
Document non contractuel - 15/02/2026



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Document non contractuel - Barème de prix disponible sur notre site internet