

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

390 000 €

For sale villa

6 rooms

Surface : 120 m<sup>2</sup>

Surface of the land : 518 m<sup>2</sup>

Year of construction : 1962

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : good

Couverture : tiles

Features :

fireplace, double glazing

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

Legal information

390 000 €

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



## Villa 1413 Grasse

Located in the popular area of Saint-Antoine, a stone's throw from the expressway and schools, while being quiet, beautiful detached villa of approximately 112m<sup>2</sup> divided into 2 apartments (possibility of connecting them). On the garden level it is composed of a first apartment of approximately 50m<sup>2</sup> with an entrance, living room with open kitchen and adjoining garage, bedroom with garden access, and bathroom. Upstairs, an apartment of approximately 62m<sup>2</sup> with an entrance, independent kitchen, living room with access to a balcony, three bedrooms and bathroom. A garage of approximately 15m<sup>2</sup> completes this property. Flat land of 518m<sup>2</sup> suitable for swimming pool. Ideal for a family project! To visit without delay! Energy class D. Villa offered by your real estate agency ORPI.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1727 and 2337 € (reference year 2021)  
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