

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

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1 090 000 €

For sale villa

5 rooms

Surface : 200 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 1080 m<sup>2</sup>

Year of construction : 2023

Exposition : Sud ouest

View : Dégagée

Inner condition : new

External condition : new

Features :

pool, Construction neuve, Bedroom on ground floor, double glazing, Matériaux de qualité, Buanderie, Automatic gate, calm

4 bedroom

1 bathroom

2 showers

2 WC

#### Legal information

1 090 000 €

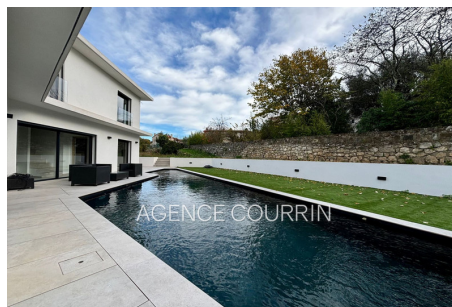
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Villa 1469 Grasse

Located in the highly sought-after area of Grasse Saint-Jacques, and more particularly in the Parc de Cantepedrix, superb modern villa of 200m<sup>2</sup> (133m<sup>2</sup> living space) in a dominant position. Composed of a garden level with an entrance, living room with open kitchen (furnished and equipped), a master bedroom of 24m<sup>2</sup> with sleeping area, dressing room and open bathroom (with shower and bathtub), as well as a separate toilet; upstairs: three bedrooms, two of which have their own shower room and the third opening onto a terrace, as well as a separate toilet; as well as a basement of 70m<sup>2</sup> to be converted, fully tiled, with laundry area. Land of 1,080 m<sup>2</sup> with hard salt pool! Parking for around ten vehicles. Individual sanitation up to standards. Quality materials!!! Close to schools and amenities. To see without delay! Energy class: A. Villa offered for sale by your ORPI Saint-Jacques real estate agency.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 590 and 860 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet