

395 200 €

Contact agency

Agence du Tignet

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For sale apartment

5 rooms

Surface : 110 m²

Surface of the living : 25 m²

Year of construction : 1972

Exposition : Sud, Nord et Est

View : Panoramique

Hot water : Collective

Inner condition : a refresh

Standing : residential

Building condition : GOOD

Features :

lift, Prox. commerces et écoles, gated, Vue panoramique et aperçu mer, Garage + cave, residential, Large terrace, electric shutters, Triple exposure, Parking privé + garage

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

Document non contractuel

15/06/2025 - Prix T.T.C



## Apartment 3777 Grasse

Mandate 3777 "5-ROOM APARTMENT WITH PANORAMIC VIEW"  
Located in the secure and sought-after residence "Les Magnolias", on the 4th floor with elevator, this beautiful, bright, dual-aspect 5-room corner apartment of 110 m² benefits from triple exposure, large terraces and a panoramic view with a glimpse of the sea. It consists of a large entrance hall with cupboard, a shower room with WC, a separate kitchen with a large balcony, a 25.80 m² living room opening onto a large 59.50 m² terrace, a hallway, 3 bedrooms, two of which have cupboards opening onto a balcony, a master bedroom with dressing room opening onto a terrace, a bathroom with WC. Services and equipment : a private garage of 16.40 m² with electricity, a cellar of 5 m², a private parking space (+ visitor parking available in the co-ownership), secure residence with automatic gate and digital code + surveillance cameras, aluminum frames, roller shutters (manual / electric), gas central heating, fiber optic residence. Co-ownership charges : 283.50 euros / month (+ cold water, hot water and central heating charges called in proportion to actual consumption).

Fees and charges :

Annual current expenses 5 040 €

Well condominium

64 lots in the condominium 395 200 € agency fee 2.85% à the responsibility of

