

288 750 €

Contact agency

Agence de Provence

6 place de la Foux

06130 Grasse

04 93 36 07 50 /

Info@agencedeprovence.com

For sale house

4 rooms

Surface : 78 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Surface of the land : 133 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Couverture : tiling

Features :

AIR CONDITIONING, double glazing,

Laundry room, CALM

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## House Grasse

The Provence agency offers for sale a house (detached on one side) built in 1990 on a plot of 118 m<sup>2</sup> in the pleasant Domaine des Oliviers in Grasse Quartier Saint-Antoine. It is quietly located while being close to schools and access to the penetrating road. Facing south, this house has a 70 m<sup>2</sup> garden with an outdoor kitchen area to be fitted out. This 78 m<sup>2</sup> house is composed of: \* on the ground floor: garage - laundry room - \* above on the garden level: living room - dining room (22 m<sup>2</sup>) opening onto a south-facing balcony - kitchen overlooking the garden at the back of the house. 1 WC \* upstairs: 3 bedrooms - 1 bathroom with WC. 1 parking space in front of the house. Collective sanitation. Energy and its consumption are becoming important purchasing criteria. This apartment has energy class D (192 kWh/m<sup>2</sup>/year). As for the climate class, it is rated B, which means a low rate of greenhouse gas emissions (around 6 Kg CO<sub>2</sub>/m<sup>2</sup>/year). The estimated amount of annual energy costs for standard use is between 940 euros and 1,330 euros. Average energy prices are indexed to the year 2021. For more information or to organize a visit, contact Paul: 06 03 47 77 77 Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

Annual current expenses 360 €

Well condominium

