

698 000 €

**Contact agency**  
**Agence de Provence**

6 place de la Foux

06130 Grasse

04 93 36 07 50 /

[Info@agencedeprovence.com](mailto:Info@agencedeprovence.com)

**For sale house**

**Surface : 131 m²**

**Surface of the land : 1519 m²**

**Year of construction : 1811**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, double glazing, Laundry room,

Automatic gate, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel



## House Grasse

Agence de Provence has the privilege of presenting an exceptional property for sale: an authentic Provençal farmhouse, built around 1811, located in the highly sought-after Saint-François district of Grasse. Facing south and west, this rare property benefits from a peaceful environment and a breathtaking view of the Grasse countryside, sheltered from any nuisance. The main house consists, on the ground floor, of an entrance to a room (office), a warm living room with a fireplace (closed hearth), a magnificent recent kitchen with high-end fittings, as well as a bathroom with WC. Upstairs, two comfortable bedrooms and a bathroom complete the sleeping area. Outside, the charm is immediately felt: numerous terraces invite you to stroll, and the gardens, carefully planted with fruit trees, create a soothing green setting. A swimming pool, a carport equipped with an automatic gate, a workshop, and a separate mazet complete the amenities. The latter is an ideal asset for entertaining family or friends in complete autonomy. A rare property, full of authenticity, which will appeal to lovers of charm, nature and serenity. MLS Exclusive For more information or to arrange a visit, contact Paul on 06 03 47 77 77. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

698 000 € agency fees 4.73% à the responsibility of the buyer included

