

## Price on request

### 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 : 100 m<sup>2</sup>

Surface of the living : 44 m<sup>2</sup>

Surface of the land : 1216 m<sup>2</sup>

Year of construction : 1988

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

mains drainage, AIR CONDITIONING, double glazing, fireplace, Laundry room, Automatic gate, CALM, single floor, summer kitchen

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

4 parkings

### Energy class (dpe) : B

Document non contractuel

Emission of greenhouse gases (ges) : A



## House 2534 Grasse

Detached 4-room house, 100m<sup>2</sup>, Single Level. Perfectly laid out, this home offers 100 m<sup>2</sup> of living space including an entrance leading to a bright and spacious living/dining room of approximately 44m<sup>2</sup>, an independent kitchen (with the possibility to open it up to the living/dining area), a hallway serving a separate toilet, and a sleeping area comprising 3 bedrooms and a full bathroom equipped with both a bathtub and a shower. The house benefits from an attached and connected garage of 27 m<sup>2</sup>, currently set up as additional rooms, providing flexible use depending on your needs. The enclosed and wooded garden of 1216 m<sup>2</sup> features a lovely south-facing terrace with a gazebo, a summer kitchen with a jacuzzi, a pavilion, a practical garden shed for storage or workshop use, and outdoor parking spaces. Close to road access (main thoroughfare), shops, schools, and public transportation. Information about the risks associated with this property is available on the Géorisques website. For any information, please contact: ludovic 06 03 10 63 26 ludovic@agencedeprovence.com

### Fees and charges :

