

## Price on request

### Contact agency

**Opio Rouret Immobilier**

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### For sale house

**5 rooms**

**Surface : 100 m²**

**Surface of the land : 1390 m²**

**Year of construction : 1950**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

### Features :

fireplace, Bedroom on ground floor, double glazing, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

4 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



## House 3932 Grasse

MAGAGNOSC - Hamlet located east of GRASSE - Bright 1950s Nice villa divided into two 3-room apartments each plus shower room and toilet. Ground floor: separate kitchen - living room - bedroom, shower room with toilet. Garden level: Entrance hall - hallway - dining room - separate kitchen - bathroom - toilet - small bedroom - Annexes including a 10 m² cellar and an 8 m² permanent garden shed. Naturally wooded and flowery garden - "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 payable by the seller.

Fees and charges :

