

409 000 €

Contact agency

à la bonne porte

19 cours mirabeau

13100 Aix-en-Provence

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For sale mansion

5 rooms

Surface : 95 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 305 m<sup>2</sup>

Year of construction : 1948

Exposition : Sud est

View : Montagne

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, double glazing, Automatic Watering,

AIR CONDITIONING

3 bedroom

1 bathroom

1 shower

2 WC

Emission of greenhouse gases (ges) : A

Document non contractuel

20/05/2024 - Prix T.T.C



## Mansion 124 Grasse

Magnificent Atypical House of 98m<sup>2</sup>, offering a panoramic view of Grasse and its mountains. Ideally located, come and discover this rare pearl which elegantly combines the authentic charm of exposed beams and high ceilings, with a breathtaking view of the peaks. The living room welcomes you in a warm and bright atmosphere. The 120m<sup>2</sup> garden is a true haven of peace with its swimming pool, its exotic wood terrace, its pergola and its vegetable garden, thus creating a carefully landscaped corner of paradise. The strong points: 3 bedrooms (including a master suite upstairs and 2 adjoining bedrooms downstairs), as well as an office/dressing room area. You will also find a bathroom and a shower room, as well as 2 toilets. Add to this a 12m<sup>2</sup> outbuilding and a chalet. The parking space for 2/3 vehicles is equipped with a GREEN&#39;up socket for electric vehicles. The proximity to express routes and amenities is a major asset. Cherry on the cake? No work needed. This house will enchant you at every moment. Sale price: €430,000 Fees charged to the seller Advisor at the right door, TELLIER Romain, Estimated amount of annual energy expenditure for standard use: between €1800 and €2400 per year. Contact me to arrange a visit!

Fees and charges :

409 000 € fees included

