

**Price on request**

**Contact agency**

**Cabinet Gaillard**

36 Avenue de Boutiny

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**For sale house**

**5 rooms**

**Surface : 116 m²**

**Surface of the living : 42 m²**

**Exposition : Sud est**

**View : Tres belle vue dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

double glazing

3 bedroom

1 terrace

3 showers

3 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

20/09/2025 - Prix T.T.C



### House 4857 Grasse

Grasse Magagnosc in a quiet residential area close to shops and public transport, charming corner village house in excellent condition with a separate small garden. It features an elevated ground floor over 3 levels, with a total living area of approximately 117 m² plus a 46 m² garage (internal access). It includes an entrance hall, living room (22 m²), independent kitchen of 19 m², and a shower room with toilet. Upper floor: 2 bedrooms, shower room with toilet. Top floor: lovely living room with exposed beams opening onto a rooftop terrace with beautiful unobstructed views, bedroom with en-suite shower room and toilet. Heating is provided by a recent gas boiler with double glazing.

Fees and charges :

