

## 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**

**Surface of the land : 120 m²**

**Exposition : Sud est**

**View : Tres belle vue dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

double glazing, land

3 bedroom

1 terrace

3 show ers

3 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

06/12/2025 - Prix T.T.C



## House 4857 Grasse

Magagnosc, located in a peaceful residential area close to shops and public transport, offers a charming corner village house in excellent condition with a small detached garden. It features a raised ground floor plus three stories, totaling approximately 117 m² of private living space, along with a 46 m² garage with internal access. The layout includes an entrance, a living room (22 m²), an independent kitchen of 19 m², and a bathroom with a toilet. On the upper floor, there are 2 bedrooms and another bathroom with a toilet. The top floor boasts a lovely living room with exposed beams opening onto a rooftop terrace with beautiful open views, as well as a bedroom and an ensuite bathroom with toilet. Heating is provided by a modern city gas boiler and double-glazed windows.

Fees and charges :

