

## Price on request

**Contact agency**

**Agence du Tignet**

370 route de Draguignan

06530 Le Tignet

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**For sale house**

**6 rooms**

**Surface : 105 m²**

**Surface of the living : 32 m²**

**Surface of the land : 483 m²**

**Year of construction : 1999**

**View : Jardin**

**Hot water : Gaz de ville**

**Inner condition : GOOD**

**External condition : GOOD**

### Features :

Piscine 9X5 au chlore, summer kitchen, 4 chambres + 1 avec SD, Cheminée au gaz commandée, Bedroom on ground floor, UPVC double glazed, Automatic Watering, Buanderie / chaufferie, Portail auto. en aluminium, Quiet area

5 bedroom

1 terrace

2 show ers

2 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel  
04/12/2025 - Prix T.T.C



## House 3821 Grasse

**Mandate 3821 EXCLUSIVE / GREAT OPPORTUNITY** Located in a secure residence, in a very quiet area, just steps from the village center of Plan de Grasse, this beautiful 6-room Provençal villa of 105 m² is built on a 483 m² plot, fully landscaped and enhanced with a heated pool. The ground floor comprises an entrance hall, a room (potential bedroom) with laundry area and shower room + WC, an independent equipped kitchen with pantry, a spacious 32 m² air-conditioned living room with a gas-controlled fireplace, and upstairs, a landing, 4 bedrooms (9 m² / 10 m² / 11.50 m² and 12.60 m²), and a shower room with WC. Features and amenities: quiet area, summer kitchen of approximately 10.50 m², terraces, connection to main sewer system, PVC double-glazed tilt-and-turn windows, 9x5 heated inground pool (recent liner and filtration), gas central heating and hot water, reversible air conditioning (ducted and multi-zone upstairs), remote-controlled gas fireplace, automatic aluminum gate with video intercom, wooden shutters, shops and schools nearby, automatic irrigation and outdoor water supplies from well, recent electrical panel, gutters, fiber optic connection, easy parking for 5 vehicles, crawl space. Very low fees: approximately 150 euros / year (ASL)

**Fees and charges :**

Annual current expenses: 150 €

