

689 000 €

Contact agency

Agence Courrin

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For sale mas

8 rooms

Surface : 265 m²

Surface of the living : 49 m²

Surface of the land : 1900 m²

Year of construction : 1800

Exposition : Nord ouest

View : Campagne

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

fireplace, Bedroom on ground floor, CALM

6 bedroom

2 bathrooms

3 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

23/05/2025 - Prix T.T.C



## Mas 1327 Grasse

Located in a residential area of Saint-Claude, in a dead end and in absolute calm, superb 19th century Mas of approximately 265m2 (212m2 of living space) on three levels. Its composition: a garden level with a main entrance, a bedroom, a laundry/laundry room, bathrooms, workshop and garage (both totaling 53m2); a first floor with double living room of 35m2, independent furnished kitchen, a large bedroom of 24m2, a bathroom and toilets; a second floor which can be an independent apartment with its front entrance, consisting of an entrance, kitchenette, living room, dining room, two/three bedrooms, a bathroom and toilets. Accessible attic. In the annex: workshops, a boiler room, as well as a covered pool outside. Flat land of approximately 1900m2, suitable for swimming pool (subject to approval of planning permission), completely fenced and in a dominant position with a view of Grasse and its surrounding hills, all without vis-à-vis. Modernization work to be planned. Everything in the sewer. Close to amenities, roads and schools. To see without delay! Ideal for families or guest rooms! Guaranteed favorite, old world charm. Energy class F. Property offered for sale by your ORPI real estate agency.

Fees and charges :

689 000 € agency fees 5,00% à the responsibility of the buyer included

