

300 000 €

**For sale apartment**

**2 rooms**

**Surface : 101 m<sup>2</sup>**

**Surface of the living : 38 m<sup>2</sup>**

**Year of construction : 1840**

**Exposition : Sud est**

**View : Jardin**

**Inner condition : To modernize**

**Features :**

Secured residence, Calm, Jardin privatif

1 bedroom

1 terrace

1 shower

2 WC

2 parkings

1 cellar

**Legal information**

300 000 € fees included

5,26% VAT of fees paid by the buyer  
(285 000 € without fees), well  
condominium (2 lots in the condominium),  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](https://www.georisques.gouv.fr).



## Apartment 719 Grasse

For sale: 2-room apartment (convertible into 3 rooms) - Grasse Sud In a calm and rural environment, discover this spacious lower villa with a surface area of 101 m<sup>2</sup>, offering real potential to personalize your future living space. Small co-ownership of only 2 lots, ensuring peace and privacy. Pleasant exteriors: a large covered terrace of 27 m<sup>2</sup> and a private garden of approximately 60 m<sup>2</sup>. Practical and functional: two covered parking spaces under a carport. Please note: Work to be planned for electrical compliance and installation of the heating system. Estimated budget: €20,000, including air conditioning for optimal comfort. A rare property, adaptable to your needs, to visit without delay! Information on the risks to which this property is exposed is available on the Géorisques website <https://www.georisques.gouv.fr>  
Contact Steffi 06.19.63.96.09

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 3360 and 4600 € (reference year 2021)  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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