

**299 000 €**

**For sale apartment**

**3 rooms**

**Surface : 68 m²**

**Surface of the living : 16 m²**

**Year of construction : 1980**

**Exposition : Sud est**

**View : Mer**

**Hot water : Individuelle gaz**

**Inner condition : Excellent**

**Standing : "Demi-luxe"**

**Building condition : Good**

**Features :**

lift, Secured residence, Calm, Reinforced door, Residential, Visitor Parking

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

1 cellar

**Legal information**

299 000 € fees included

4,91% VAT of fees paid by the buyer (285 000 € without fees), well condominium, annual current expenses 2 220 € (185 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2795 Grasse

In a sought-after residence with a concierge and a large wooded park, discover this stunning apartment fully renovated with care and high-quality materials. □ Bright living room opening onto a beautiful terrace (15 m²) with unobstructed views of the park and out to the sea □ Modern separate kitchen □ Two bedrooms □ Contemporary shower room □ Separate toilet + practical storage Outdoor parking, an underground space, and a cellar complete this rare property on the market. An apartment ready to move into, combining comfort, quality, and a privileged setting. For more information or to schedule a visit, contact Paul: 06 03 47 77 77 Information on the risks this property is exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1040 and 1470 € (reference year 2023)  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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