

136 500 €

For sale apartment

3 rooms

Surface : 61 m²

Surface of the living : 20 m²

Year of construction : 1930

Exposition : Est

View : Citadine

Hot water : Individuelle électrique

Inner condition : A refresh

Features :

Double Glazing

2 bedroom

2 terraces

1 bathroom

1 WC

Legal information

136 500 € fees included

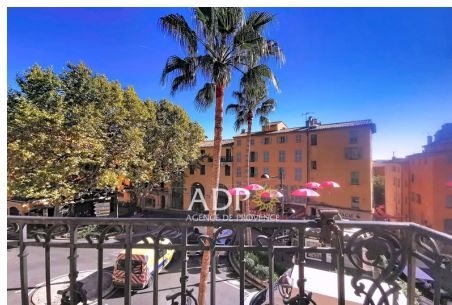
5,00% VAT of fees paid by the buyer (130 000 € without fees), well condominium (5 lots in the condominium), annual current expenses 1 560 € (130 € monthly), Condo : current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2801 Grasse

The Provence Agency offers for sale a pleasant 3-room apartment of 61 m², ideally located at 35 Boulevard du Jeu de Ballon in Grasse, close to the École Supérieure du Parfum, the Martelly project, and Grasse Campus. This bright cross-ventilated apartment features a living room opening onto a small east-facing balcony overlooking the boulevard, with an open kitchen. It also includes a bathroom with toilet, plenty of storage space in the corridors, and 2 bedrooms (one measuring 11.63 m² and the second 7.79 m²) opening onto a second balcony, west-facing and quiet. The entire apartment benefits from double glazing and is in good overall condition, offering a pleasant living environment in the heart of the city. Perfect for rental investment or a small family, this apartment is close to the La Foux public parking lot, which offers subscription options. For more information, contact Paul: 06 03 47 77 77 Information about the risks to which this...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1100 and 1520 € (reference year 2023)
Document non contractuel - 16/10/2025



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