

**546 000 €**

**For sale apartment**

**3 rooms**

**Surface : 111 m²**

**Surface of the living : 41 m²**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : Excellent**

**Building condition : Ravalement fait**

**Features :**

lift, Double Glazing, Secured residence,  
Residential, Jardin privatif

2 bedroom

1 terrace

1 bathroom

1 shower

3 WC

2 parking

#### Legal information

546 000 € fees included

5,00% VAT of fees paid by the buyer  
(520 000 € without fees), well  
condominium (7 lots in the condominium),  
annual current expenses 2 016 €  
(168 € 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 2808 Grasse

Between Châteauneuf and Grasse, the world capital of perfume, come and discover this beautiful 3-room apartment of approximately 111 m². Located in a luxuriously renovated early 20th-century residence, this apartment offers a lovely unobstructed view all the way to the sea. It includes an entrance leading to a living room with an open kitchen and dining area – 2 bedrooms, each with its own shower room and toilet. A 26 m² terrace opens onto a private garden of 447 m². High-quality features. This residence consists of only 7 exceptional apartments, each with a terrace or garden. All apartments enjoy stunning panoramic views of the hills and the sea as well as generous volumes with high ceilings. For optimal comfort, they will be equipped with reversible air conditioning. The residence is ideally located close to shops, schools, buses, and all amenities, and each apartment is suitable as a primary or secondary home. 2 private parking spaces. A...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 940 and 1330 € (reference year 2021)  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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