

698 000 €

For sale house

Surface : 131 m<sup>2</sup>

Surface of the land : 1519 m<sup>2</sup>

Year of construction : 1811

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : Excellent

External condition : Good

Couverture : Tiling

Features :

Pool, Double Glazing, Laundry room,  
Automatic gate, Calm

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

2 parkings

1 cellar

#### Legal information

698 000 € fees included

4,96% VAT of fees paid by the buyer  
(665 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## House Grasse

Agence de Provence has the privilege of presenting an exceptional property for sale: an authentic Provençal farmhouse, built around 1811, located in the highly sought-after Saint-François district of Grasse. Facing south and west, this rare property benefits from a peaceful environment and a breathtaking view of the Grasse countryside, sheltered from any nuisance. The main house consists, on the ground floor, of an entrance to a room (office), a warm living room with a fireplace (closed hearth), a magnificent recent kitchen with high-end fittings, as well as a bathroom with WC. Upstairs, two comfortable bedrooms and a bathroom complete the sleeping area. Outside, the charm is immediately felt: numerous terraces invite you to stroll, and the gardens, carefully planted with fruit trees, create a soothing green setting. A swimming pool, a carport equipped with an automatic gate, a workshop, and a separate mazel complete the amenities. The latter...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2070 and 2850 € (reference year 2023)  
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