

**1 200 000 €**

**For sale villa**

**5 rooms**

**Surface : 243 m²**

**Surface of the living : 60 m²**

**Surface of the land : 3130 m²**

**Year of construction : 1974**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Pool, Pool house, Jacuzzi spa, Fireplace,  
 Bedroom on ground floor, Double Glazing,  
 Laundry room, Calm

**4 bedroom**

**1 garage**

**5 parkings**

**1 cellar**

#### Legal information

1 200 000 € fees included

4,35% VAT of fees paid by the buyer

(1 150 000 € 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).



**Villa Grasse**

Located on the Côte d'Azur, in lush greenery. This peaceful accommodation will offer you a relaxing and exotic stay for the whole family between sea and mountains in the world capital of perfumes, Grasse. By the surface and the configuration of the house, everyone will have their independence to meet around the swimming pool, the jacuzzi, the boules court or for an evening under the pool house. You will be both quiet and close to all amenities.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
 Estimated annual energy between 2940 and 4040 € (reference year 2021)  
 Document non contractuel - 02/05/2025



**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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