

473 000 €

For sale house

5 rooms

Surface : 160 m²

Surface of the land : 1432 m²

Year of construction : 1961

Exposition : Sud

View : Campagne

Hot water : Gaz

Inner condition : To renovate

External condition : A refresh

Couverture : Tiling

Features :

Pool, Calm, Bedroom on ground floor

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

#### Legal information

473 000 € fees included

5,11% VAT of fees paid by the buyer  
 (450 000 € 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 2721 Grasse

Detached house of approximately 80 m² of living space and 80 m² of basement (including 20 m² converted into living space - ) - Garage and Swimming Pool The house is composed of: on the ground floor: A corridor, a double living room with office space, a separate kitchen, two bedrooms, a bathroom, and toilets. On the ground floor and partially in the basement: 3 furnished bedrooms, a shower room with toilet, and a large storage space. (partly in the basement). It should be noted that the ceiling height of this space with the 3 bedrooms in the basement has a ceiling height of less than 2 meters. This cannot therefore be considered habitable. (for a room to be considered habitable, the ceiling height must be at least 2.20 meters. This requirement is defined by the Construction and Housing Code). A garage (19 m²) with workshop (9 m²). A room with water point under the garage. Outdoor space: Swimming pool (free-form) of approximately 20 m²....

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
 Estimated annual energy between 1663 and 2249 € (reference year 2023)  
 Document non contractuel - 02/05/2025



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