

**495 000 €**

**For sale house**

**4 rooms**

**Surface : 100 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 712 m<sup>2</sup>**

**Year of construction : 1950 - 2013**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Chauffe eau**

**Inner condition : a refresh**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

jacuzzi spa, double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

08/09/2024 - Prix T.T.C



## House 3898 Magagnosc

**SOLE AGENT - 4-room house in GRASSE-MAGAGNOSC** Location overlooking a panoramic view for this 1950s villa renovated and decorated with a modern style. Good general condition including the roof. Consists of 4 rooms (3 bedrooms) - large fitted kitchen, a shower room for 2 bedrooms and a suite upstairs with bathroom, dressing room. Terrace-garden in front with a jacuzzi - 21 m<sup>2</sup> garage for one car - large carport - reversible air conditioning - PVC double glazing Fees payable by the seller -?Information on the risks to which this property is exposed is available on the Georisks website: [www .georisques.gouv.fr&#39;](http://www.georisques.gouv.fr/#39;);

**Fees and charges :**

495 000 € fees included

