

# Quality

## IMMOBILIER

Tél. 06 12 11 40 25 - Optez pour la qualité - [www.quality-immobilier.com](http://www.quality-immobilier.com)

900 000 €

**For sale maison de caractère**

**5 rooms**

**Surface : 145 m²**

**Surface of the living : 30 m²**

**Surface of the land : 997 m²**

**Year of construction : 1920**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, fireplace, Bedroom on ground floor,  
Laundry room

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

10/05/2024 - Prix T.T.C



### Maison de caractère 710 Grasse

GRASSE - Close to Access. Dominant position Facing south with a view to the sea. Walking distance from the city center, this residence dates from around 1920, and offers the charm of a historic house on 2 levels. Access to the property is at the end of a dead end street, with a gate allowing 2 to 3 vehicles to be parked on the land. (Plus easy outdoor parking for guests). On the ground floor : -Entrance, fireplace lounge (lava stones and city gas), an office space, a second library lounge, a bedroom, toilets and a laundry room. Upstairs: 2 good-sized bedrooms share a bathroom, and an en-suite master bedroom with its bathroom and dressing room. All the rooms have an extraordinary view of the valley and the historic center of Grasse. The garden offers 7 very beautiful old olive trees as well as a very pleasant Mediterranean vegetation which leads to the swimming pool below (9X4 M heated with city gas). The villa is connected to mains drainage, offers a very high speed Internet connection via Starlink already installed.

**Fees and charges :**

900 000 € fees included



Quality IMMOBILIER - 80, Chemin du Collet de St Marc - 06130 Grasse

Tél. 06 12 11 40 25 - [info@quality-immobilier.com](mailto:info@quality-immobilier.com) - [www.quality-immobilier.com](http://www.quality-immobilier.com)

Carte professionnelle CCI Côte d'Azur N° CPI 06052016 000 004 894 - RCS Grasse 487 563 199 - Document non contractuel