

Price on request

Buying apartment

5 rooms

Surface : 157 m²

Surface of the living : 44 m²

Exposition : Sud est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : good

Features :

Duplex, Huisseries double vitrage,
Secured residence, Absolute calm, Vue
dégagée / mer, Secteur résidentiel, Electric
shutters, Piscine dans la copropriété,
Parkings privés + jardin

4 bedroom

2 terraces

2 bathrooms

1 shower

4 WC

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

18/09/2025 - Prix T.T.C



Apartment 497V157A Grasse

Mandate 3796 "STUNNING 5-ROOM DUPLEX WITH UNOBSTRUCTED VIEW / SEA VIEW" Ideally located in the sought-after Saint-Jean neighborhood, within a high-end condominium with only 5 units, this bright duplex of 157.28 m² (Carrez law) features a terrace, a large private garden of 1400 m², and panoramic views of the hills and the sea. On the ground floor, it includes an entrance, a living-dining area with an open-plan equipped kitchen of 44.70 m² opening onto a private terrace of 16 m², a hallway with closets, a separate toilet, and a spacious master suite of approximately 28 m² with a shower room and toilet. Upstairs, a second large air-conditioned master suite of around 37 m² with a closet and bathroom + toilet, two air-conditioned bedrooms with closets measuring 14.50 m² and 15.50 m², as well as a shower room with toilet. Condominium fees: €1630 per quarter (management, insurance, gardener, road maintenance, pool upkeep). Features and amenities: secure condominium with video surveillance and automatic gate, septic tank system, two private parking spaces, aluminum double-glazed window frames, electric roller shutters, reversible air-conditioning heating, electric water heater, shared pool, absolute tranquility.

