



1 365 000 €

For sale house

7 rooms

Surface : 281 m<sup>2</sup>

Surface of the land : 1472 m<sup>2</sup>

Year of construction : 1923

Exposition : Sud est

View : Aperçu mer

Hot water : Gaz

Inner condition : Excellent

External condition : Bon

Couverture : Tuiles

Features :

Piscine, Double vitrage, Buanderie, Calme,  
Pool house

6 bedroom

2 terraces

3 showers

3 WC

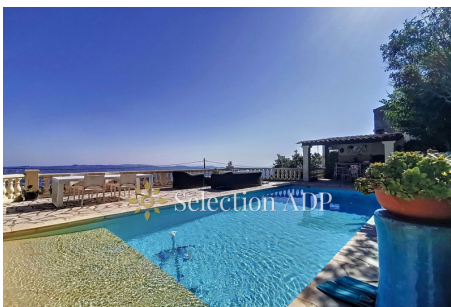
5 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

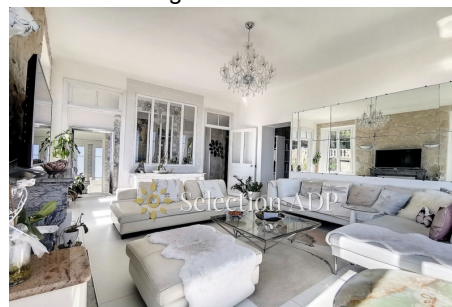
20/05/2024 - Prix T.T.C



## House 2501 Grasse

Magnificent perfumer's house built in 1923. This bourgeois house, with an unobstructed view to the sea with a living area of 281 m<sup>2</sup>, is built on a plot of 1472 m<sup>2</sup> in a dominant position, with a swimming pool of 9 x 4.5 meters. This completely tastefully renovated Villa is located 400 meters from the higher school of perfumery and the Institut Fénelon high school. Its bucolic terraced garden allows you to enjoy the peace and quiet with family or friends thanks to its many nooks and crannies and the large sea view terrace. The 281 m<sup>2</sup> of living space consists of: Upstairs, a beautiful entrance, a living room, a dining room, an independent kitchen, 3 bedrooms, a shower room and a separate toilet, all with a ceiling height of 3.50 meters. On the garden level, you will find the studio (with its kitchen area, its shower room with WC) - 2 bedrooms - 1 shower room with WC and an office - all with a ceiling height of 2.35 meters. Rare and with a lot of charm. The whole is in very good condition / double glazing / recent boiler / new aluminum shutters The garage is made up of 5 individual spaces, each with its own entrance. The house is located in a quiet area and close to amenities. Contact Paul: 06 03 47 77 77

Fees and charges :



Responsibility of the buyer included

**Exceptional | Exclusive | Luxury | Service**

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