COLDWELL BANKER
EUROPA REALTY

House Grasse 151 m²



SALE PRICE : 1 090 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Located in the sought-after area of Magagnosc, in Grasse, this 151 sqm villa offers a peaceful lifestyle in a privileged natural setting. Set on a plot of over 1,600 sqm, the property enjoys open panoramic views over the surrounding hills, woodland and countryside.

With east and south-facing aspects, the villa benefits from plenty of natural light throughout the day. The living room, measuring over 42 sqm and featuring a fireplace, provides a warm and welcoming space. The separate kitchen is practical and well suited to everyday living.

The property comprises four bedrooms, one bathroom, one shower room and toilets. Its layout offers scope for different arrangements to suit individual needs.

Outside, the garden features a swimming pool, perfect for enjoying the sunny Côte d'Azur climate, as well as a barbecue area ideal for entertaining family and friends.

A garage of approximately 18 sqm and a cellar of over 18 sqm complete the property. Located around seven minutes from the town centre and shops, and eight minutes from the railway station, the villa combines privacy, generous outdoor space and convenient access to local amenities.

An appealing choice as either a main residence or a holiday home, surrounded by greenery on the edge of the Grasse hinterland.

Price: €1,090,000
Reference:
Agency fees payable by the seller.
Property tax: €2,599 per year.
Energy rating (DPE): C (114 kWh/sqm/year).
Greenhouse gas emissions rating (GES): A (4 kg CO_2/sqm/year).
Estimated annual energy costs for standard use: between €1,610 and €2,200, based on 2026 energy prices.
Service charges: not provided.
Information about the risks to which this property is exposed is available on the official Géorisques website: https://georisques.gouv.fr

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FEATURES

Property type:	House	Area:	151.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 114

Greenhouse gas emissions (GHG) index: A 4

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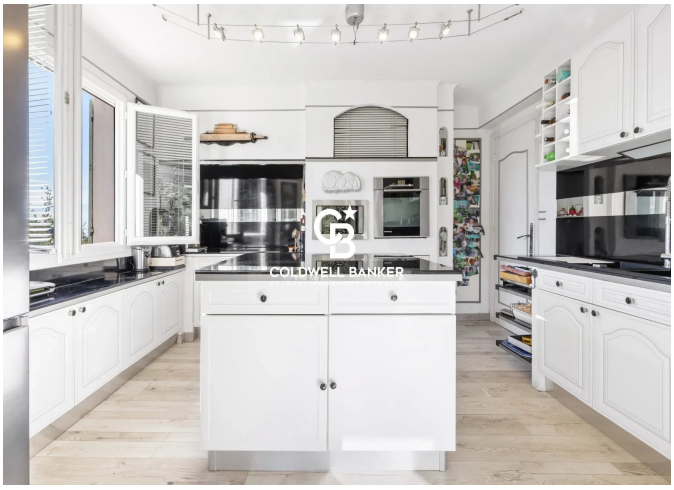





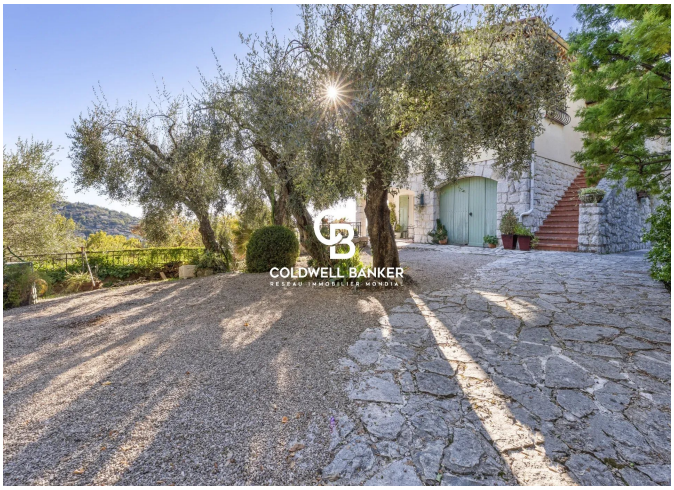

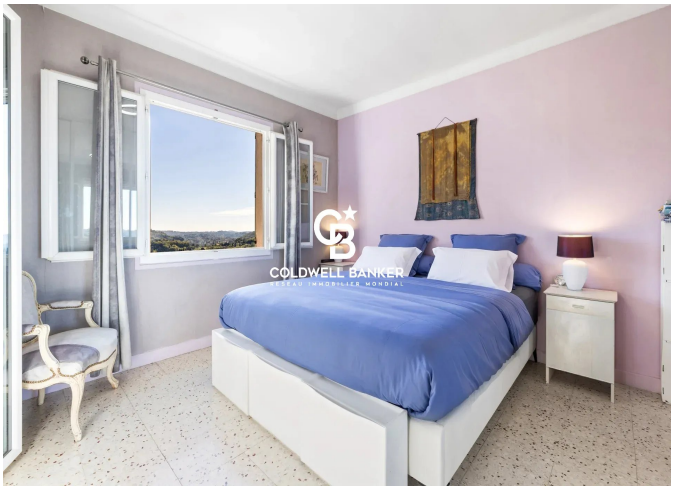

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