



# Myriam Immobilier

www.myriamimmobilier.com

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**1 495 000 €**

**Buying maison**

**6 rooms**

**Surface : 240 m²**

**Surface of the land : 1820 m²**

**Year of construction : 1980**

**Features :**

Cheminée, Double vitrage, Volets roulants électriques, Abri de voiture, Portail électrique, Jeu de boules, Piscine

**Legal information**

1 495 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Maison 2018419 Grasse

Located in a quiet neighborhood, this beautiful property of approximately 240 m² (2,600 sq ft) sits on approximately 1,820 m² (1,900 sq ft) of land, featuring a pool house with a summer kitchen overlooking the pool area and a separate toilet. It comprises: Ground floor: entrance hall with toilet, fitted kitchen with central island, living room with fireplace overlooking the pool area and terrace, dining room, laundry room with office area. Upstairs: master suite opening onto a terrace with bathroom and shower, two bedrooms opening onto a terrace with shower room, one of which has a toilet. Separate apartment: kitchenette, living room, bedroom, shower room, separate toilet. Miscellaneous: automatic gate, underfloor heating, reversible air conditioning upstairs, carport for 2 cars, pétanque court, septic tank.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1734 and 2347 € (reference year 2021)  
Document non contractuel - 03/07/2025



**Myriam Immobilier**

A la sortie de Peymeinade au Rond point de la liberté, 321 Route de Draguignan - 06130 Grasse

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