

350 000 €

For sale house

5 rooms

Surface : 116 m²

Surface of the living : 42 m²

Surface of the land : 120 m²

Exposition : Sud est

View : Tres belle vue dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Features :

double glazing, land

3 bedroom

1 terrace

3 show ers

3 WC

1 garage

1 cellar

Legal information

350 000 € fees included

5,26% VAT of fees paid by the buyer

(332 500 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



House 4857 Grasse

Magagnosc, located in a peaceful residential area close to shops and public transport, offers a charming corner village house in excellent condition with a small detached garden. It features a raised ground floor plus three stories, totaling approximately 117 m² of private living space, along with a 46 m² garage with internal access. The layout includes an entrance, a living room (22 m²), an independent kitchen of 19 m², and a bathroom with a toilet. On the upper floor, there are 2 bedrooms and another bathroom with a toilet. The top floor boasts a lovely living room with exposed beams opening onto a rooftop terrace with beautiful open views, as well as a bedroom and an ensuite bathroom with toilet. Heating is provided by a modern city gas boiler and double-glazed windows.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
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