

Large family home with mature garden, situated in a quiet residential area, Grasse

EXCLUSIVE



INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	1000 m2

IN BRIEF

Situated in a quiet residential area of Grasse, this attractive family home is within walking distance of local amenities, schools and shops, with easy access to central Grasse and the autoroute A8.

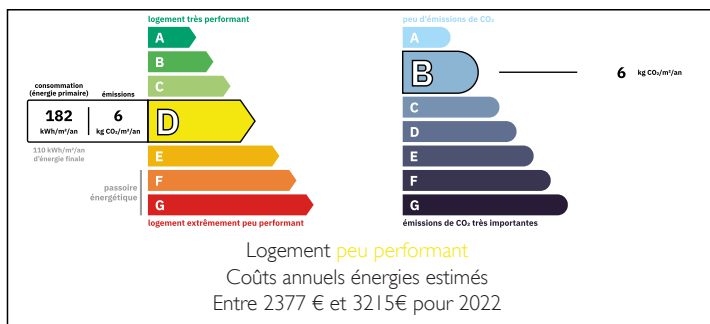
The ground floor comprises an entrance hall with guest WC and storage, a recently renovated kitchen, a cosy lounge with a wood-burning fireplace, and a bright, spacious living room opening onto the garden. There is also a versatile office or bedroom, a principal bedroom, a shower room, and an additional room currently used as a bedroom that could equally serve as a dining room.

Upstairs are two further bedrooms, a shared shower room and a terrace.

The property is set within a mature garden of just over 1,000 m², offering a peaceful setting and plenty of outdoor space.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2250 EUR

NOTES

DESCRIPTION

Situated in a peaceful residential area of Grasse, this charming family home enjoys a quiet setting while remaining within easy walking distance of local amenities, the primary school and everyday conveniences. The property also benefits from excellent access to central Grasse and the autoroute, making it ideal for both families and commuters.

The accommodation is bright, spacious and well laid out. On the ground floor, an entrance hall leads to a guest WC with storage, a recently renovated fitted kitchen, and a cosy lounge featuring a wood-burning stove. A large, light-filled living room with impressive picture windows opens directly onto the mature garden, creating a wonderful indoor-outdoor living space. Also on this level are a versatile office or small bedroom, a generous principal bedroom, a shower room, and an additional room currently used as a bedroom which could equally serve as a formal dining room or second reception room.

Upstairs, the property offers two further bedrooms, a shared shower room and a delightful terrace, providing a pleasant outdoor space to relax and enjoy the peaceful surroundings.

Outside, the house is set within a beautifully established garden of just over 1,000 m², offering privacy, mature planting and ample space for outdoor entertaining.

Combining generous living accommodation, a flexible layout and a sought-after location, this attractive home is perfectly suited as a permanent family residence or a comfortable second home on the Côte d'Azur.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr...>