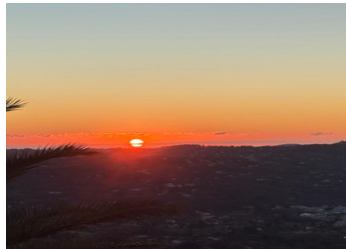


Belle Époque Apartment to Reinvent – Exceptional Panoramic Views



INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	103 m2
Plot Size:	0 m2

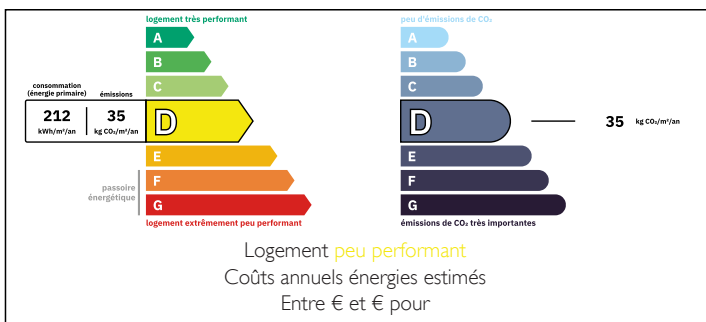
IN BRIEF

Perched in an elevated position in Grasse, this spacious 103 m² apartment enjoys triple-aspect exposure and panoramic views stretching to the Mediterranean Sea. Requiring renovation, it offers an excellent opportunity to create a bespoke home while benefiting from generous volumes and abundant natural light.

The accommodation comprises an entrance hall, a 35 m² living room opening onto three balconies, a separate kitchen, two large bedrooms, a family bathroom, an en-suite shower room with washbasin, a separate WC, and a dressing room. Subject to the necessary approvals, the layout could potentially be reconfigured to create a third bedroom.

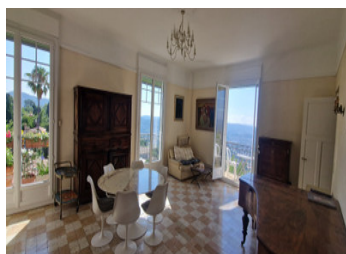
The property also benefits from a private garage and a large cellar. Ideally located close to the town centre, shops, schools, transport links and amenities, this apartment combines exceptional views, spacious accommodation and significant potential in one of Grasse's most iconic residential locations.

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.



DESCRIPTION

In the heart of the highly sought-after Rothschild district of Grasse, within an elegant 19th-century bourgeois residence, this exceptional apartment offers a rare combination of prestige, tranquility and breathtaking panoramic views stretching across the Mediterranean Sea.

Occupying a privileged elevated position, the property enjoys triple-aspect exposure, bathing the interiors in natural light throughout the day while providing an ever-changing backdrop of sea and hillside views. Offering approximately 103 m² of living space, the apartment presents a unique opportunity for buyers seeking a character property that can be renovated and personalised to their own taste and lifestyle.

The accommodation is both spacious and well-proportioned, comprising a welcoming entrance hall, a generous 35 m² reception room opening onto three balconies, a separate kitchen, two large bedrooms, a family bathroom, an en-suite shower room with washbasin, a separate guest WC and a dressing room. The generous volumes and flexible layout offer excellent potential for reconfiguration, including the possibility of creating a third bedroom, subject to any necessary approvals.

One of the apartment's most attractive features is its peaceful setting. Despite being just moments from the centre of Grasse and its many amenities, the property enjoys an atmosphere of absolute calm, allowing residents to appreciate the beauty of the surroundings in complete serenity.

The apartment is further complemented by a private garage and a large cellar, providing valuable storage and secure parking—highly sought-after assets in this desirable location.

Situated close to shops, restaurants, schools, parks, public transport and cultural attractions, this property combines...

LOCAL TAXES

Taxe foncière: 1386 EUR

NOTES