



# PORTISSIM

Tél. 04 93 07 31 62 - PORTISSIM.COM - 2 AGENCES

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

350 000 €

**For sale apartment**

**2 rooms**

**Surface : 69 m²**

**Exposition : Est ouest**

**View : Parc**

**Hot water : Individuelle**

**Features :**

lift, Parlophone

1 bedroom

1 garage

1 cellar



## Apartment 25517 Nice

**RAOUL DUFY:** Residence with caretaker in wooded park, 3 rooms to renovate with closed garage and cellar. Located on the 2nd floor with elevator, crossing East/West, terraces. Currently configured in 2/3 rooms easily convertible to 3 rooms. Currently composed of an entrance, double living room on the west side, a bedroom to the east with a view of the park, independent kitchen, large bathroom, a separate toilet. The risks linked to this property can be consulted on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) Information on the risks to which this property is exposed is available on the Géorisks website.

### Legal information

350 000 €

Fees paid by the owner, well condominium, annual current expenses 1 990 € (166 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 611 and 827 € (reference year 2021)  
Document non contractuel - 01/09/2024



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