



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

**394 000 €**

**For sale apartment**

**2 rooms**

**Surface : 68 m²**

**Surface of the living : 34 m²**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : Top notch**

**Building condition : Ravalement fait**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, Electric blinds, Electric shutters

1 bedroom

2 terraces

1 bathroom

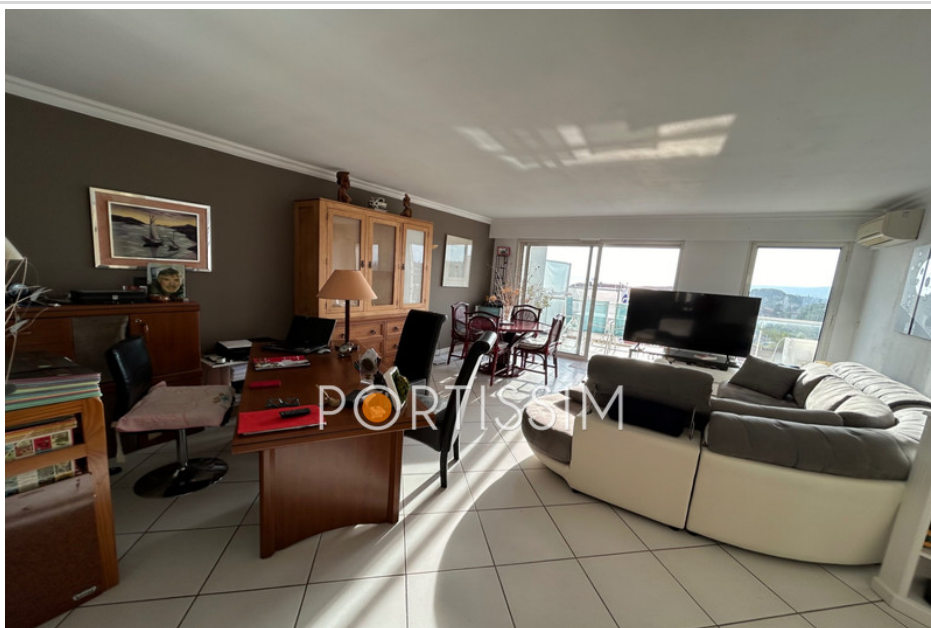
1 WC

1 garage

#### Legal information

394 000 €

Fees paid by the owner, well condominium (24 lots in the condominium), annual current expenses 2 196 € (183 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



#### Apartment 25466 Saint-Laurent-du-Var

MAGNIFICENT TOP FLOOR/2 ROOMS/TZANK/SAINT LAURENT DU VAR 2 rooms on the top floor, crossing, East/South/West, close to beaches and amenities, garage, cellar. We offer you this magnificent 2-room apartment, top floor, sea and mountain views. It has: an entrance with cupboard, an equipped kitchen with terrace, a spacious living room opening onto a large terrace with sea and mountain views. The sleeping area includes: a large bedroom opening onto the terrace with cupboard, a separate toilet, a bathroom. The facade is being renovated, paid for. A garage in the basement as well as a cellar of 10 m21 complete this property.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 680 and 980 € (reference year 2021)  
Document non contractuel - 01/09/2024



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