



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

259 000 €

**For sale apartment**

**3 rooms**

**Surface : 69 m²**

**Surface of the living : 21 m²**

**Year of construction : 1985**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : A refresh**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, Visitor Parking

2 bedroom

1 terrace

1 shower

1 WC

1 garage

#### Legal information

259 000 €

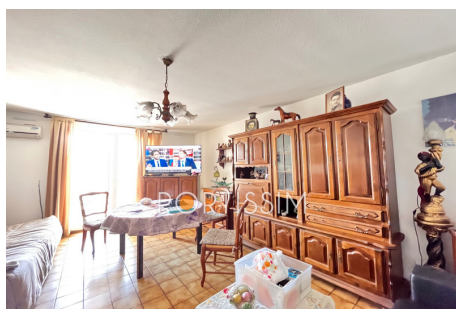
Fees paid by the owner, well condominium (144 lots in the condominium), annual current expenses 1 390 € (116 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



#### Apartment Nice

NICE WEST / Grand Arénas / 3 rooms / terrace / garage Spacious 3-room apartment 69m² on a high floor offering a beautiful open view from each room of the apartment which has a triple exposure. Beautiful distribution with 2 bedrooms at the back on the green side, possibility of an American kitchen, shower room with window, storage. Sunny terrace facing south with panoramic view and sea view. Apartment to refresh, double glazing. To complete the property a secure garage box in the basement completes the property. Secure collective parking also within the residence. Access to schools - Nursery, primary and secondary - on foot. You will also benefit from the future development of the rapidly expanding Quartier Grand Arénas - Close to the Eco Vallée with walking access to all transport, tram, airport, SNCF train station, etc. Co-ownership of 144 lots including 86 apartments. All individual electric heating and hot water, annual charges of 1,392...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 753 and 1019 € (reference year 2022)  
Document non contractuel - 22/12/2024



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