



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

1 080 000 €

**For sale apartment**

**4 rooms**

**Surface : 112 m<sup>2</sup>**

**Exposition : Sud**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : Tres bon**

**Standing : GOOD**

**Building condition : GOOD**

**Features :**

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

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

#### Legal information

1 080 000 € fees included

4,85% VAT of fees paid by the buyer

(1 030 000 € without fees), well

condominium (36 lots in the condominium),

annual current expenses 3 000 €

(250 € 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 25621 Saint-Laurent-du-Var

Saint Laurent du Var - beaches - 4 rooms In a small residence 50m from the beach, 5 minutes walk from the Cap 3000 shopping center, we offer this apartment on a high floor of 115m<sup>2</sup> opening onto a sea view terrace in perfect condition. a garage

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1034 and 1398 € (reference year 2022)  
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