



550 000 €

For sale apartment

5 rooms

Surface : 134 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Year of construction : 1974

Exposition : Est ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : A refresh

Building condition : GOOD

Features :

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

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

1 cellar

#### Legal information

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Fees paid by the owner, well condominium (112 lots in the condominium), annual current expenses 2 880 € (240 € 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 25473 Saint-Laurent-du-Var

**LARGE F4/F5 - LOGGIA - TERRACE - GARAGE - CELLAR** Spacious apartment of more than 134 m<sup>2</sup> located in a quiet area and without vis-à-vis in the heights of Saint Laurent du Var with a magnificent unobstructed view of the plain, the hill of Nice and the sea. All the living rooms such as: the fitted American kitchen, the dining room and the living room open onto a bright loggia (15.80m<sup>2</sup>) with access to the terrace located at the south-facing corner (10.90m<sup>2</sup>). The completely independent sleeping area serves: - 1 bedroom of almost 17 m<sup>2</sup> including a space that can be used as an office - 2 bedrooms of more than 11 m<sup>2</sup> with fitted wardrobes - 1 bathroom, 1 shower room and 2 individual toilets. The air-conditioned apartment benefits from numerous storage spaces as well as a cellar and a garage in the basement. The property resulting from the reunification of 2 apartments, one F2 and one F3 of origin, can quite be redivided according to your desire.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1140 and 1600 € (reference year 2022)  
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