



174 000 €

**For sale apartment**

**1 room**

**Surface : 30 m<sup>2</sup>**

**Surface of the living : 27 m<sup>2</sup>**

**Year of construction : 2006**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : Top notch**

**Standing : Residential**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, Stores manuels, Volets roulants manuels

1 terrace

1 shower

**Legal information**

174 000 €

Fees paid by the owner, well condominium, annual current expenses 1 320 € (110 € 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 25645 Saint-Laurent-du-Var

Magnificent studio renovated in a 2006 residence 30m<sup>2</sup> + 35m<sup>2</sup> garden level, located in an area undergoing renovation This 30m<sup>2</sup> studio + 35m<sup>2</sup> of ground floor facing south offers a modern and comfortable living environment. Completely renovated, with quality materials and optimal layout, large open and bright space. Located in a district undergoing complete restructuring, the area benefits from numerous development projects, which increases its potential for development in the medium and long term. Well served by public transport and road access Ideal for a first purchase or a rental investment. Take advantage of the dynamism of a booming sector Possibility of purchasing a closed underground parking space: €25,000 and/or an underground parking space: 20,000€ and/or rental for 150€/month.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
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