



# PORTISSIM

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AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

295 000 €

**For sale apartment**

**2 rooms**

**Surface : 49 m²**

**Surface of the living : 22 m²**

**Year of construction : 2021**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : Top notch**

**Standing : new**

**Building condition : new**

**Features :**

Double Glazing, Parlophone, air conditioning, secure door 5 points, Electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

#### Legal information

295 000 €

Fees paid by the owner, well condominium (28 lots in the condominium), annual current expenses 1 800 € (150 € 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 25244 Golfe-Juan

Golfe-Juan / new residence / 2-room apartment / parking BACK FOR SALE - Golfe-Juan, near Cannes and Juan les Pins, close to shops and a 3-minute walk from the beaches, in a small, secure residence, 2-room apartment with terrace for sale. It consists of a living room with a terrace and a semi-open kitchen area, a bedroom opening onto a balcony, and a shower room with a toilet. A cellar completes this property as well as a garage in the basement. Very nicely finished. A cellar completes the property as well as a PMR parking space in the secure basement. REDUCED NOTARY FEES UNTIL JULY 2025. "Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 510 and 740 € (reference year 2023)  
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