



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

295 000 €

**For sale apartment**

**2 rooms**

**Surface : 50 m²**

**Surface of the living : 18 m²**

**Year of construction : 2021**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : new**

**Standing : new**

**Building condition : new**

**Features :**

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

1 bedroom

1 terrace

1 shower

1 garage

1 cellar

#### Legal information

295 000 €

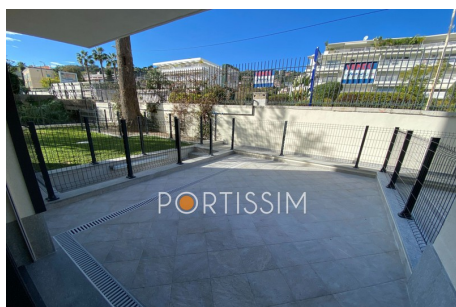
Fees paid by the owner, well condominium (28 lots in the condominium), annual current expenses 1 800 € (150 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



#### Apartment 25244 Golfe-Juan

Golfe Juan, close to the beaches and all amenities, in a small new residence, 2-room apartment on the ground floor of the corner garden facing west, bathed in light. It consists of a living room, a kitchen opening onto a terrace and garden of 80 m², a shower room with toilet, a bedroom with its terrace of 26m² Possibility of acquiring a basement garage.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 540 and 760 € (reference year 2023)  
Document non contractuel - 03/05/2025



Portissim - 7 Quai de la Perouse - Port de Plaisance - 06700 Saint-Laurent-du-Var

Tél: +33 (0)4 93 07 31 62 - [portissim@orange.fr](mailto:portissim@orange.fr) - [www.portissim.com](http://www.portissim.com)

CPI 06052017000017034 - SIRET 401 368 998 00027 - Document non contractuel