



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

395 000 €

For sale apartment

3 rooms

Surface : 68 m²

Surface of the living : 29 m²

Year of construction : 2022

Exposition : Sud ouest

View : Jardin

Hot water : Individuelle

Inner condition : new

Standing : Residential

Building condition : new

Features :

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

2 bedroom

1 terrace

1 bathroom

1 WC

#### Legal information

395 000 €

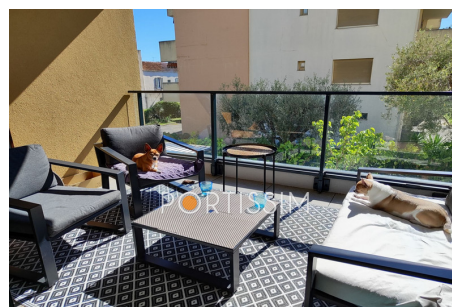
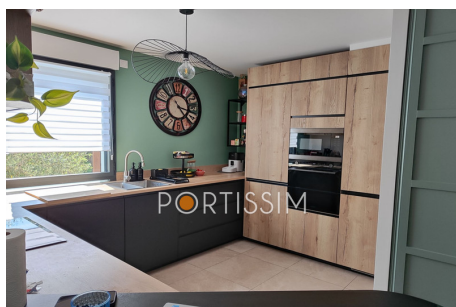
Fees paid by the owner, well condominium (24 lots in the condominium), annual current expenses 2 652 € (221 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr).



#### Apartment 25664 Golfe-Juan

GOLFE-JUAN Vallauris / Beautiful new 3-room apartment / WITH THE ADDITIONAL POSSIBILITY OF A DOUBLE GARAGE €55,000 A few steps from the port and shops, beach, discover this superb 3-room apartment of 68.95 m2 in a new luxury residence, recent from 2022, it is secure, quiet, with elevator, double glazing, armored door. Bright and functional, it consists of a living room opening onto a fully equipped American kitchen, two bedrooms with built-in wardrobes, a modern bathroom and a separate toilet. A southwest-facing terrace offers a pleasant outdoor space. The monthly charges of €214 include €143 for the apartment with cold water and €71 for electricity for an ELECTRIC VEHICLE for the double garage. Only 8 APARTMENTS and 16 GARAGES in the new luxury residence. Information on the risks to which this property is exposed is available on the government's Géorisques website.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 355 and 481 € (reference year 2023)  
Document non contractuel - 18/06/2025



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