



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

499 000 €

**For sale apartment**

**3 rooms**

**Surface : 67 m²**

**Surface of the living : 40 m²**

**Year of construction : 2007**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : Top notch**

**Standing : Residential**

**Building condition : GOOD**

**Features :**

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

2 bedroom

1 terrace

1 shower

2 WC

1 parking

#### Legal information

499 000 €

Fees paid by the owner, well condominium (250 lots in the condominium), annual current expenses 1 250 € (104 € monthly), Condo : current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



#### Apartment 25562 Menton

MENTON - Center Close to the seaside in a recent residence of good standing, beautiful 3 rooms, living room with fitted US kitchen 40m², on terrace 10m², two bedrooms, a shower room with WC, a separate WC, all in perfect condition, apartment sold fully furnished, household linen and crockery included, ideal for a pied-à-terre, investment. An underground parking lot,

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 610 and 900 € (reference year 2022)  
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