



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

**1 398 000 €**

**For sale apartment**

**3 rooms**

**Surface : 96 m²**

**Year of construction : 1992**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : Top notch**

**Standing : Luxury**

**Building condition : GOOD**

**Features :**

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

**2 bedroom**

**1 terrace**

**2 showers**

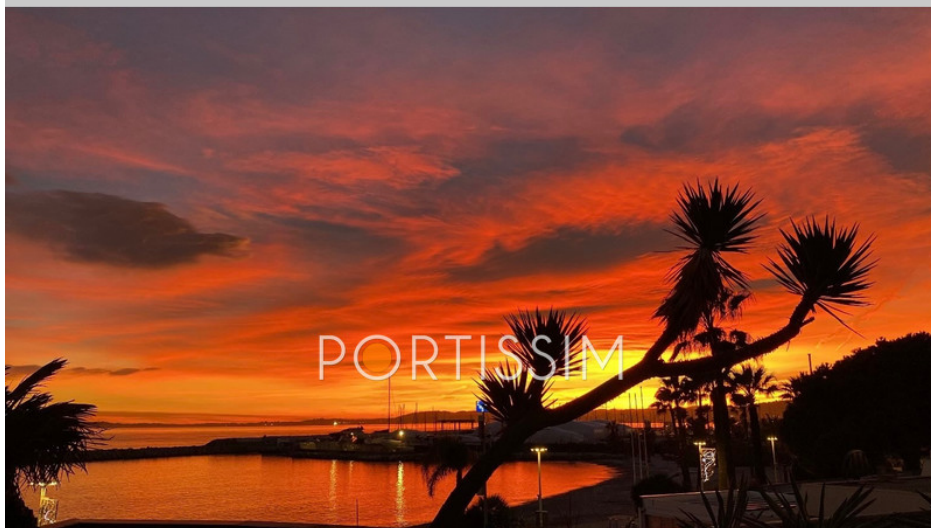
**2 WC**

**1 garage**

**Legal information**

1 398 000 €

Fees paid by the owner, well condominium, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 25475 Saint-Laurent-du-Var

Ideally located in a prestigious residence, secure 24 hours a day with guard, 5 minutes from Nice international airport, 400 m from the Cap 3000 shopping center, this "waterfront" apartment will seduce you with its terrace of 130 m2 and its breathtaking view of the sea. It consists of a beautiful living room of 48 m2 with its open fitted kitchen, a master bedroom with its dressing room and shower room, a second bedroom and a separate shower room. This apartment has been completely renovated with high-end materials: French window, oak parquet flooring, reversible air conditioning, electric blinds and roller shutters. A garage completes this property. The apartment can be sold furnished. Perfect for a second home, you can enjoy the shops, restaurants, beach and seaside promenade in a festive atmosphere. As the song says, "There is the sky, the sun and the sea!"

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 710 and 1030 € (reference year 2021)  
Document non contractuel - 09/05/2024



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