



# PORTISSIM

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AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

**430 000 €**

**For sale apartment**

**3 rooms**

**Surface : 65 m²**

**Surface of the living : 31 m²**

**Year of construction : 2018**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : Residential**

**Building condition : new**

**Features :**

lift, Double Glazing, Parlophone, Electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

2 garage

#### Legal information

430 000 € fees included

4,88% VAT of fees paid by the buyer (410 000 € without fees), well condominium, annual current expenses 2 256 € (188 € 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 25787 Saint-Laurent-du-Var

Saint-Laurent-du-Var / Plateaux Fleuris / 3-room apartment / double garage  
Beautiful 3-room apartment offering exceptional comfort, located in the highly sought-after Plateaux Fleuris neighborhood of Saint-Laurent-du-Var. Enjoy a peaceful setting in this home on the 2nd floor of a prestigious residential building, recently constructed in 2018. With a total area of 65 m², this property features a 31 m² living room with an open kitchen and a 10 m² terrace, both ideally facing southwest with unobstructed views. It includes two bedrooms, a bathroom, and a separate toilet. In excellent condition, the apartment is equipped with individual electric heating, collective hot water, and benefits from an elevator, intercom, electric shutters, and double glazing. An opportunity not to be missed! A Double garage.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B  
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