



# PORTISSIM

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AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

**515 000 €**

**For sale apartment**

**3 rooms**

**Surface : 87 m²**

**Surface of the living : 35 m²**

**Year of construction : 1975**

**Exposition : Est sud ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : To renovate**

**Standing : "Demi-luxe"**

**Building condition : GOOD**

**Features :**

lift, Parlophone, Electric blinds, Electric shutters

2 bedroom

2 terraces

1 shower

1 parking

1 cellar

#### Legal information

515 000 €

Fees paid by the owner, well condominium (30 lots in the condominium), annual current expenses 3 480 € (290 € 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 25494 Saint-Laurent-du-Var

**SAINT LAURENT DU VAR - VESPINS** In a residence 200m from the sea, close to amenities, rare, large 3-room apartment of 87m² on the top corner floor, all rooms opening onto a 56m² terrace. Spacious living room 35m², possibility of 3rd bedroom, kitchen that can be opened, two bedrooms, a bathroom, two toilets, plenty of storage space, also possibility of creating a second bathroom 80m² solarium terrace with open sea view 1 secure parking, 1 cellar

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 1482 and 2004 € (reference year 2021)  
Document non contractuel - 03/05/2025



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