



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

495 000 €

**For sale apartment**

**3 rooms**

**Surface : 76 m²**

**Surface of the living : 25 m²**

**Year of construction : 1977**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Individuelle électrique**

**Standing : Residential**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone, Electric shutters

2 bedroom

2 terraces

2 show ers

2 WC

1 garage

1 cellar

#### Legal information

495 000 €

Fees paid by the owner, well condominium(72 lots in the condominium), annual current expenses 2 268 € (189 € 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 25699 Saint-Laurent-du-Var

Saint-Laurent-du-Var / The VESPINS residential neighborhood, close to the sea. Beautiful 3-room apartment of 75 m², sea view, in excellent condition and modern, high-quality finishes, spacious living room facing west and south, equipped kitchen, 2 large bedrooms, 2 shower rooms, 2 toilets, deep terrace, close to all amenities, public transport, and the beach just a 3-minute walk away. Closed garage and cellar.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
Document non contractuel - 03/08/2025



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