



# PORTISSIM

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AGENCE DE:  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

450 000 €

**For sale apartment**

**3 rooms**

**Surface : 59 m<sup>2</sup>**

**Surface of the living : 24 m<sup>2</sup>**

**Year of construction : 1977**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : Renovated**

**Standing : Residential**

**Building condition : Ravalement fait**

**Features :**

lift, Double Glazing, Parlophone

2 bedroom

2 terraces

1 shower

1 WC

1 parking

1 cellar

#### Legal information

450 000 €

Fees paid by the owner, well condominium(72 lots in the condominium), annual current expenses 2 320 € (193 € 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 25792 Saint-Laurent-du-Var

Sea View Apartment for Sale in Saint Laurent (LES VESPINS); Beautiful 3-room apartment with a cross layout, stunning panoramic south-facing sea view, two quiet bedrooms with storage, modern fitted kitchen, walk-in shower, separate toilet, terrace and balcony, top floor. Cellar and private parking, Located in a quiet residential building, just a 3-minute walk from the beach and public transport, Quick and easy access to Nice Airport and major roads (highway); Port, "Cap 3000" shopping center, schools, clinic, and shops all within walking distance,

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 950 and 1280 € (reference year 2025)  
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