



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

694 000 €

**For sale apartment**

**4 rooms**

**Surface : 88 m²**

**Surface of the living : 28 m²**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : Residential**

**Building condition : new**

**Features :**

lift, Double Glazing, Parlophone, Electric blinds, Electric shutters, Piscine dans copropriété

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

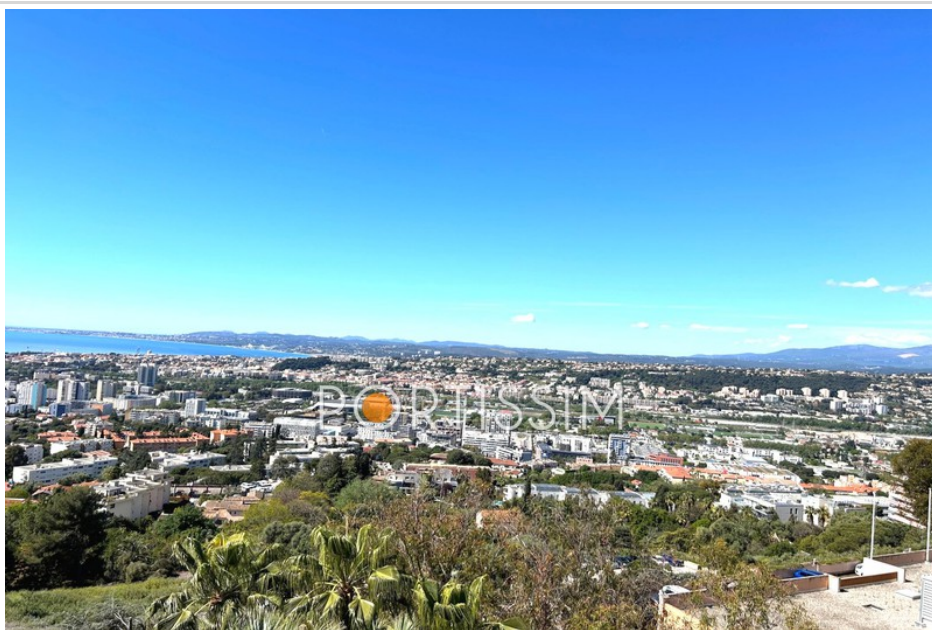
1 parking

1 cellar

#### Legal information

694 000 €

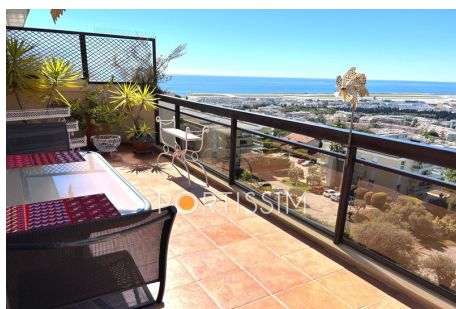
Fees paid by the owner, well condominium (1256 lots in the condominium), annual current expenses 2 580 € (215 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 25487 Nice

**NICE LANTERN/4 ROOMS/PANORAMIC SEA VIEW** In a luxury residence with swimming pool, panoramic sea view, top floor, corner, crossing, very bright, south/west, absolute calm, local shops. It consists of an entrance, an independent fitted kitchen with balcony, a large living room opening onto a 22 m² terrace with a panoramic sea view, 3 bedrooms including a master bedroom with its bathroom and panoramic view, a bathroom. water, two toilets. Underground parking and 2 cellars complete this magnificent apartment.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1070 and 1490 € (reference year 2021)  
Document non contractuel - 03/05/2025



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