



# PORTISSIM

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AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

**550 000 €**

**For sale apartment**

**5 rooms**

**Surface : 134 m²**

**Surface of the living : 45 m²**

**Year of construction : 1974**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : To modernize**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, Electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

#### Legal information

550 000 €

Fees paid by the owner, well condominium (112 lots in the condominium), annual current expenses 2 880 € (240 € 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 25473 Saint-Laurent-du-Var

Saint-Laurent-du-Var - 4/5 rooms - 134 m² - Clear view Generous spaces with a clear view characterize this 134 m² apartment. The living areas, including the open-plan kitchen, dining room, and living room, open onto a bright 15.80 m² loggia offering beautiful views of the sea or mountains, depending on your preference. The entirely separate sleeping area includes: - 1 bedroom of nearly 17 m² with a space that can serve as an office (11.20 m²) - 2 bedrooms each over 11 m² - 1 bathroom, 1 shower room, and 2 separate toilets. - A fourth bedroom could be created in the living room. The air-conditioned apartment benefits from ample storage as well as a cellar. It is possible to recreate 2 separate F3 apartments as originally configured. Ideal for families as the nursery and schools are located at the foot of the building. GARAGE available for an additional €30,000 "The information regarding risks to which this property is exposed is available..."

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