



PORTISSIM

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AGENCE DE :
● SAINT LAURENT DU VAR
CAGNES SUR MER

682 500 €

For sale duplex

4 rooms

Surface : 91 m²

Surface of the living : 42 m²

Year of construction : 2009

Exposition : Est

View : Mer et cap de Nice

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : GOOD

Features :

lift, Double Glazing, Videophone, air conditioning, Nombreux placards, Electric blinds, Electric shutters, Laundry room, Porte sécurisée 3Pts, Alarm

3 bedroom

2 showers

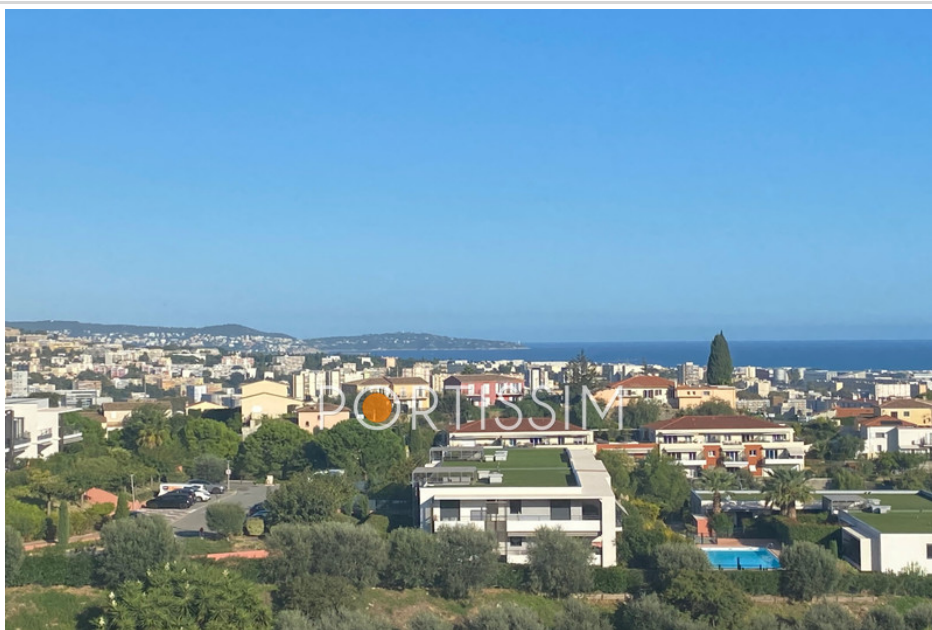
2 WC

4 parkings

Legal information

682 500 € fees included

5,00% VAT of fees paid by the buyer (650 000 € without fees), well condominium (43 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.



Duplex 25700 Saint-Laurent-du-Var

SAINT-LAURENT-DU-VAR: Flowery Plateaus In a recent, secure and quiet residence, come and discover this beautiful 4-room apartment/villa of 92m² Carrez law on two levels. On the ground floor, entrance hall with cupboard, living room and fully equipped American kitchen of 46m² opening onto terrace and wooded garden of 250m²

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 930 and 1300 € (reference year 2023)
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