



205 000 €

**For sale apartment**

**1 room**

**Surface : 33 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Year of construction : 1981**

**Exposition : Est**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : Renovated**

**Standing : GOOD**

**Building condition : Ravalement fait**

**Features :**

lift, Electricité refaite, Parlophone, secure door 5 points, Calm, Stores, Possibilité parking à la location

1 terrace

1 shower

1 WC

1 cellar

**Legal information**

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Fees paid by the owner, well condominium, annual current expenses 1 620 € (135 € 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 25340 Saint-Laurent-du-Var

Rare 35m<sup>2</sup> F1 apartment located in the popular VESPINS district and close to the marina in Saint-Laurent-du-Var. Occupying the 3rd floor of a building out of 4; (renovation done), the apartment benefits from a bright eastern exposure and offers a glimpse of the sea, a clear view not overlooked. It consists of a 25m<sup>2</sup> living room, an independent and fitted kitchen and also includes a shower room and a WC. A 10m<sup>2</sup> terrace and a cellar complete this property. Quality services with elevator, intercom and electric roller shutter. Recently renovated, the apartment also has a collective heating system and collective hot water. An opportunity not to be missed!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1036 and 1402 € (reference year 2021)  
Document non contractuel - 02/05/2024

