



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

205 000 €

**For sale apartment**

**1 room**

**Surface : 33 m²**

**Surface of the living : 25 m²**

**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**

205 000 €

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 35m² 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 25m² living room, an independent and fitted kitchen and also includes a shower room and a WC. A 10m² 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 - 16/05/2024



Portissim - 7 Quai de la Perouse - Port de Plaisance - 06700 Saint-Laurent-du-Var

Tél: +33 (0)4 93 07 31 62 - [portissim@orange.fr](mailto:portissim@orange.fr) - [www.portissim.com](http://www.portissim.com)

CPI 06052017000017034 - SIRET 401 368 998 00027 - Document non contractuel