



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

426 000 €

**For sale house**

**3 rooms**

**Surface : 66 m²**

**Surface of the living : 30 m²**

**Exposition : Sud**

**View : Jardin**

**Inner condition : To modernize**

**External condition : A refresh**

**Couverture : Tiling**

**Features :**

terrace, Double Glazing

2 bedroom

1 terrace

1 bathroom

2 WC

2 parkings

#### Legal information

426 000 € fees included

5,19% VAT of fees paid by the buyer  
(405 000 € without fees), well  
condominium, annual current expenses  
1 200 € (100 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## House 25739 Saint-Laurent-du-Var

St Laurent du Var / Plateaux Fleuris / semi-detached villa / parking In the sought-after Plateaux Fleuris neighborhood, we are pleased to offer you exclusively this semi-detached house on both sides, approximately 82m² of living space, in need of some refreshing, in total tranquility. Just a 10-minute drive from the nearest amenities. On the ground floor, you'll find an open kitchen flowing into the living room, which opens onto a terrace and its small garden, plus a guest WC. Upstairs, two bedrooms with built-in closets open onto a balcony with an unobstructed sea view. A bathroom and a separate WC. A large basement of approximately 45m² And two private underground parking spaces. It's often the last key on the ring that opens the door. Information about the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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