



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

**349 000 €**

**For sale house**

**3 rooms**

**Surface : 76 m²**

**Surface of the living : 20 m²**

**Surface of the land : 15 m²**

**Exposition : Nord est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : Renovated**

**Features :**

air conditioning, poele a bois, terrace,  
Double Glazing

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

#### Legal information

349 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 25731 Saint-Laurent-du-Var

Saint-Laurent-du-Var / downtown / village house / 3-4 rooms. Right in the heart of the old village of Saint-Laurent-du-Var and just a two-minute walk from the town center. We offer you this house close to shops and public transport. From the entrance, it features a spacious bedroom with a washbasin area that can easily be converted into a shower room. Upstairs, there is a small bedroom and a second bedroom with access to a full bathroom including a toilet, shower, and a whirlpool bathtub. On the upper floor, a living room with an open fitted kitchen and a guest WC. Finally, to complete the visit, you will be charmed by a lovely rooftop terrace enhanced by a summer kitchen, offering a peaceful retreat. We look forward to showing you this property Information about the risks this property may be exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1113 and 1505 € (reference year 2025)  
Document non contractuel - 30/08/2025



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