



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

1 150 000 €

For sale ideal for investor

5 rooms

Surface : 400 m<sup>2</sup>

Surface of the land : 760 m<sup>2</sup>

Exposition : Ouest

View : Citadine

Features :

air conditioning, Stationnements

15 parkings



## Ideal for investor 25456 Saint-Laurent-du-Var

ALPES MARITIMES (06) SAINT-LAURENT-DU-VAR BUILDING FOR SALE For Sale in Saint-Laurent-du-Var, TOWN CENTER, near airport, motorway, seaside, shops, Empty building of approximately 410 m<sup>2</sup> currently composed on the ground floor of a professional premises of approximately 220 m<sup>2</sup>, in the basement an office of approximately 20 m<sup>2</sup>, on the 1st floor of 3 T2 apartments of approximately 60 m<sup>2</sup> each to renovate, FLEXIBILITY OF DEVELOPMENT, Several possibilities are available to you depending on your needs, apartments, businesses or offices... already equipped with double glazing and air conditioning, the apartments are already equipped with their electricity and water meter. This property can respond to various redevelopment projects in order to optimize profitability. Its location guarantees strong rental demand, several parking spaces to complete the property.

### Informations légales

1 150 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 850 and 1210 € (reference year 2021)  
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