



238 000 €

**For sale apartment**

**2 rooms**

**Surface : 53 m<sup>2</sup>**

**Surface of the living : 19 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Ouest Nord**

**View : Citadine et colline**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement façade**

**voté**

**1 bedroom**

**1 terrace**

**1 bathroom**

**1 WC**

**1 garage**

**1 cellar**

#### Legal information

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Fees paid by the owner, well condominium(106 lots in the condominium), annual current expenses 1 316 €(110 € 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 1960 et 1961 Saint-Laurent-du-Var

Saint-Laurent-Du-Var, city center (rue Jean-Baptiste Bermond) in a condominium built in 1978, comprising 106 residential lots. Near Square Benes, in a rapidly changing neighborhood, bright two-room apartment of 53.80m<sup>2</sup> on the 5th and top floor of the building, consisting of an entrance hall of 6.78m<sup>2</sup>, a living room of 19.68m<sup>2</sup> adjoining a terrace of 7.49m<sup>2</sup> facing west and a veranda of 10.54m<sup>2</sup> facing north, a separate kitchen of 7.71m<sup>2</sup>, a bedroom of 13.42m<sup>2</sup>, a bathroom of 3.50m<sup>2</sup> and a separate toilet. The living room and kitchen adjoin a 10.50m<sup>2</sup> terrace, facing south with a glimpse of the sea. Plenty of storage space. A cellar and a garage in the basement are also associated with this pleasant apartment to visit without delay!!! Ideal property for retirees due to its proximity on foot to the shops. Monthly charges of 323 euros (heating, hot water, and cold water supplied by town gas). No procedure in the condominium + central gas boiler in the...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1314 and 1778 € (reference year 2021)  
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