



209 000 €

For sale apartment

2 rooms

Surface : 49 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Year of construction : 1969

Exposition : Sud

View : Mer

Hot water : Individuelle

Inner condition : a refresh

Standing : residential

Building condition : Ravalement fait

Features :

Double Glazing, residential, Electric shutters



## Apartment 1943 Saint-Laurent-du-Var

50 M from Saint Laurent du Var train station - Beautiful 2/3 room duplex apartment on the 2nd and top floor (no elevator) - South facing - Sea view of Cap de Nice and Antibes - Up-and-coming area - This apartment includes: on the ground floor: an independent kitchen - a living room opening onto a small balcony - a bathroom with WC - Upstairs in Duplex - a small bedroom or office area (7m<sup>2</sup>) - a large bedroom (17m<sup>2</sup>) - Outside, large cellar accessible by vehicle with possibility of parking two scooters-bicycles Refreshment to be expected in the apartment. Contact and visits: 06 16 30 27 91 Reversible air conditioning - roller shutters - New facade renovation -

### Legal information

209 000 €

Fees paid by the owner, well condominium (12 lots in the 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)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 400 and 600 € (reference year 2025)  
Document non contractuel - 05/02/2025

