

**198 991 €**

**Contact agency**

**Agence BBii**

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**For sale apartment**

**2 rooms**

**Surface : 52 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Features :**

AIR CONDITIONING, double glazing

1 bedroom

1 bathroom

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

15/06/2025 - Prix T.T.C



### Apartment 853619 Saint-Laurent-du-Var

BBii AGENCY PRESENTS TO YOU THIS MAGNIFICENT DUPLEX SAINT LAURENT DU VAR Located on the 2nd and top floor of a small condominium a few steps from Saint Laurent du Var train station, close to Nice and all amenities Come and discover this 42.76 m² duplex (Carrez law) tastefully renovated, comprising an entrance opening onto the living room with parquet flooring, an American kitchen, a bathroom with toilet and a large mezzanine bedroom. Balcony An external cellar completes the property. Double glazing Reversible air conditioning. Property tax: €445 Thousandths: 75 / 1,000 Diagnosis: Asbestos: no materials or products containing asbestos have been identified Surface area, square: 42.76m² including 9.88m² outside the square, i.e. 52.64m² total floor area. Additional area: balcony 1.82m² and cellar 3.45m². DPE: performance C and emissions A. Electricity: 2 minor anomalies. Lead: No lead-containing coatings were found. Termite: This review reports the absence of Termite on the day of the visit. This property is offered to you at the price of €198,991 including tax. More photos and possible virtual tour\* on bbii.fr \*If virtual visit carried out Contact me! Jordan GALY at: 06.99.29.98.54 www.bbii.fr Commercial agent registered with the RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

Fees and charges :

Well condominium

