

198 992 €

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

01/07/2025 - Prix T.T.C



Apartment 853620 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 €198,992 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

