## 350 000 €

## Contact agency Portissim

7 Quai de la Perouse - Port de Plaisance 06700 Saint-Laurent-du-Var +33 (0)4 93 07 31 62 / portissim@orange.fr

For sale apartment Surface : 93 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup> Year of construction : 1972 Exposition : Est Hot w ater : Collective Inner condition : GOOD Standing : residential Building condition : GOOD

### Features :

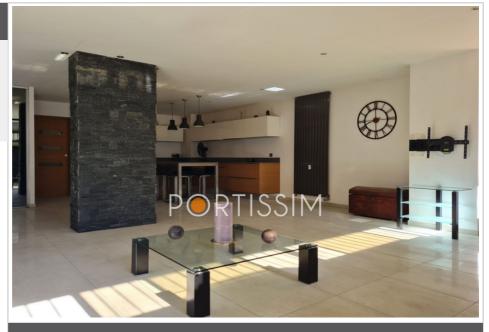
lift, double glazing, intercom

1 bedroom 1 bathroom 2 WC 1 garage 1 cellar Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel 01/05/2025 - Prix T.T.C





# Apartment 25528 Saint-Laurent-du-Var

ST LAURENT DU VAR - LOFT - GARAGE and CELLAR ATYPICAL and RARE, F2/F3 apartment of more than 91 m<sup>2</sup> on the basement floor, in absolute calm in the lively Square Benes district. You will be seduced by the living space of more than 51 m<sup>2</sup> with its fully equipped American kitchen. On the night side, the bedroom of approximately 15 m<sup>2</sup> opens onto a large dressing room custom-designed to accommodate your wardrobe. The bathroom is equipped with a bathtub, a walk-in shower, a sink and a toilet, a second guest toilet has been installed as well as a laundry room. For parking, a box in the basement extended by a healthy cellar at the bottom. A property to discover just a stone&#39;s throw from amenities! the strong points: volumes, storage, parking with the possibility of redistributing spaces.

Fees and charges : Annual current expenses 2 100 € Well condominium 226 lots in the condominium 350 000 € fees included



