

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 water : 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'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

