

**Price on request**

Contact agency

**ATRIO IMMOBILIER**

21, avenue Général Leclerc  
06800 Cagnes-sur-Mer  
+33 (0)4 92 02 12 12 /  
info@atrioimmobilier.com

**For sale apartment**

**2 rooms**

**Surface : 59 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 1976**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, residential, electric blinds, electric shutters, AIR CONDITIONING

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



### **Apartment 2680 Saint-Laurent-du-Var**

Within a well-maintained and sought-after condominium, enhanced by a pleasant wooded park, discover this beautiful 2-room apartment of 60 m<sup>2</sup> with high-quality finishes and in impeccable condition. The apartment, flooded with natural light thanks to its southwest exposure, opens onto a spacious 17 m<sup>2</sup> terrace offering an unobstructed sea view, a true extension of the living space. A large bedroom overlooking the terrace with built-in closet, entrance hall, shower room, and separate toilet. The interior charms with its contemporary style and optimal comfort: reversible air conditioning, electric shutters and blinds, plenty of built-in storage. Garage and cellar included! A rare property, combining modernity and a privileged setting, ideal as a primary or secondary residence.

**Fees and charges :**

Annual current expenses 1 104 €

Well condominium

60 lots in the condominium

