

## Price on request

### Contact agency

Riviera Arrière Pays Immobilier

975 Lavancia

06260 Puget-Théniers

06 16 83 13 83 / contact@rapimmo.com

### For sale apartment

2 rooms

Surface : 48 m²

Surface of the living : 20 m²

Year of construction : 1940

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : renovated

Building condition : GOOD

### Features :

Séjour avec climatisation, double glazing,  
Hauteur sur Mezzanine 1,20m, CALM,  
Terrasse privative : 23 m², residential,  
Dressing : 5,5m², renovated

1 bedroom

1 terrace

1 shower

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

27/07/2025 - Prix T.T.C



## Apartment 61 Saint-Martin-du-Var

**\* EXCLUSIVE \* SAINT MARTIN DU VAR - Baus-Roux:** 3 minutes from the center of Saint Martin du Var, in a joint ownership without charges. Two rooms of 48.05 m² LOI CARREZ plus two mezzanines of 9.6 m² and 10.70 m² with a comfortable height of 1.20 m, all completely renovated with private terrace 23 m². Composed of a fitted and equipped kitchen opening onto a 20 m² living room with mezzanine, a shower room with WC and a bedroom with mezzanine. Double-glazed PVC windows, individual hot water (water heater) and heating (inertia convactor) and air conditioning in the living room. Shops, schools, public transport, cultural and sports associations less than 5 minutes away. Co-ownership of 40 LOTS. General common charges: €0/month. For more information, photos or to arrange a visit, contact Cyril LHUILIER, manager of the RIVIERA ARRIÈRE-PAYS IMMOBILIER agency. The agency fees applied to this property are the responsibility of the seller.

Fees and charges :

Well condominium

40 lots in the condominium

