

155 000 €

Contact agency

**Aequalis Immobilier**

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**For sale apartment**

**Surface : 29 m²**

**Surface of the living : 15 m²**

**Year of construction : 1981**

**Exposition : Nord ouest**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : to renovate**

**Standing : residential**

**Building condition : GOOD**

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



### Apartment 1946 Saint-Laurent-du-Var

Sold occupied (tenant's lease ending on 08/08/2025 and rent currently amounting to 1247.42 euros + 99.48 euros of charges or 1346.90 euros in total. Lower district of Plateaux Fleuris (avenue Marcel Pagnol), close to shops (Intermarché) and schools (Louis Ravet primary school, Saint-Exupéry college). In a luxury condominium, built in 1981 with swimming pool and green spaces (comprising 105 residential lots), beautiful 3-room apartment. The property consists of an entrance hall with its wall cupboard, an air-conditioned living room of 22m² adjoining an 8m² terrace, two bedrooms of 12.50 and 12.80m² respectively (one of which is air-conditioned), each with a bathroom (shower room for one and bathroom for the other) as well as a renovated independent kitchen in February 2023, adjoining a 2.90m² balcony. A 13m² garage is also associated with this apartment to visit without delay! Please contact 06.66.25.71.66 for more information.

Fees and charges :

Annual current expenses 1 039 €

Well condominium

105 lots in the condominium 155 000 € fees included

