

174 000 €

**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**

**1 room**

**Surface : 30 m²**

**Surface of the living : 27 m²**

**Year of construction : 2006**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, intercom, air conditioning, Manual blinds, Manual shutters

1 terrace

1 shower

**Energy class (dpe) : D**

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

Document non contractuel

01/05/2025 - Prix T.T.C

## Apartment 25645 Saint-Laurent-du-Var

Magnificent studio renovated in a 2006 residence 30m2 + 35m2 garden level, located in an area undergoing renovation This 30m2 studio + 35m2 of ground floor facing south offers a modern and comfortable living environment. Completely renovated, with quality materials and optimal layout, large open and bright space. Located in a district undergoing complete restructuring, the area benefits from numerous development projects, which increases its potential for development in the medium and long term. Well served by public transport and road access Ideal for a first purchase or a rental investment. Take advantage of the dynamism of a booming sector Possibility of purchasing a closed underground parking space: €25,000 and/or an underground parking space: 20,000€ and/or rental for 150€/month.

Fees and charges :

Annual current expenses 1 320 €

Well condominium

174 000 € fees included

