



198 000 €

For sale apartment

2 rooms

Surface : 32 m²

Surface of the living : 16 m²

Year of construction : 2009

Exposition : Ouest nord est

View : Citadine

Hot water : Collective

Inner condition : good

Standing : improved plan

Building condition : good

Features :

Lift, Double Glazing, Secured residence,

Calm

1 bedroom

1 terrace

1 shower

1 WC

1 parking

#### Legal information

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Fees paid by the owner, well condominium (34 lots in the condominium), annual current expenses 3 084 € (257 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1967 Saint-Laurent-du-Var

Saint-Laurent-Du-Var, city center (avenue du Général Leclerc), close to all amenities (bus, train station, shops, etc.). Notice for sale issued to the tenant, the current lease will expire on 09/10/2025. In a quiet location, on the ground floor of a condominium built in 2009 (comprising two buildings for a total of 34 residential lots), two-room apartment of 32m², offering a living room with open, fitted and semi-equipped kitchenette (2-burner electric hob and extractor hood) for an area of 16m², a bedroom of 7.50m² as well as a shower room with toilet of 3m². The living room and the bedroom are adjacent to an exterior of 92m², with triple exposure (west-northeast). An underground parking space completes this property to be visited as soon as possible (car lift providing access to the basement). Condominium fees of €257 per month with shared hot and cold water and individual electric heating. No formalities are required within the...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 690 and 980 € (reference year 2023)  
Document non contractuel - 31/07/2025

