



239 000 €

For sale apartment

2 rooms

Surface : 53 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 1975

Exposition : Ouest

View : Citadine

Hot water : Individuelle

Inner condition : to modernize

Standing : residential

Building condition : Ravalement fait

Features :

Lift, Reinforced door

1 bedroom

1 terrace

1 bathroom

1 WC

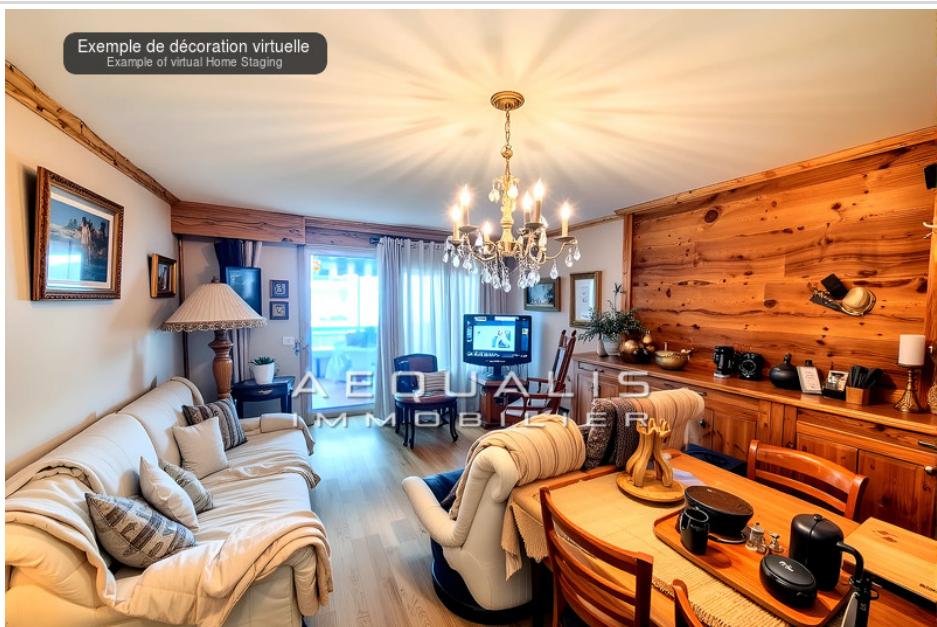
1 garage

1 cellar

#### Legal information

239 000 €

Fees paid by the owner, well condominium (124 lots in the condominium), annual current expenses 2 196 € (183 € 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 1994 Saint-Laurent-du-Var

A must-see, spacious two-room apartment right in the heart of Saint-Laurent-du-Var downtown. Offering a surface area of 53 m<sup>2</sup>, this apartment also features a 15 m<sup>2</sup> terrace and a 20 m<sup>2</sup> living area. It is ideally located on the 2nd floor of a residential building, facing west with a city view. Equipped with an independent kitchen, the apartment also includes an individual heating system and separate hot water supply. Although it requires some modernization work, the apartment remains an excellent opportunity, featuring an elevator, a bedroom, a bathroom, a toilet, a veranda, a cellar, and a closed garage. The building, dating from 1975, is well maintained with the facade recently renovated. contact and viewings 06 16 30 27 91

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 450 and 590 € (reference year 2025)  
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