



266 000 €

For sale apartment

2 rooms

Surface : 40 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Year of construction : 2018

Exposition : Sud

View : Citadine

Hot water : Individuelle gaz

Inner condition : good

Standing : residential

Building condition : good

Features :

Lift, Double Glazing, Secured residence,

Calm, residential

1 bedroom

1 shower

1 WC

1 garage

Legal information

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Fees paid by the owner, well condominium(39 lots in the condominium), annual current expenses 1 164 € (97 € 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 2000 Saint-Laurent-du-Var

Downtown Saint-Laurent-du-Var, Avenue du Groupe Morgan, on the 2nd floor of a 4-story modern building completed in 2018, charming 2-room apartment of 40m<sup>2</sup>, in excellent condition. The property features an air-conditioned living room with an open, fitted, and partly equipped kitchen (3-burner induction cooktop and extractor hood) covering a total area of 25m<sup>2</sup>, a 12m<sup>2</sup> bedroom, and a 4m<sup>2</sup> shower room with toilet. The living room opens onto a 4.50m<sup>2</sup> south-facing terrace. A 12m<sup>2</sup> underground garage completes the property. Monthly fees amount to 97 euros and include communal cold water, individual gas heating, and hot water. Close to the recently renovated Avenue du Général de Gaulle, you will enjoy quick access to the highway, the train station (a few minutes on foot), various schools, and shops. For information and visits, call 06.66.25.71.66.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 233 and 315 € (reference year 2021)  
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