



155 000 €

**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



## 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.

### Legal information

155 000 €

Fees paid by the owner, well condominium (105 lots in the condominium), annual current expenses 1 039 € (87 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 670 and 960 € (reference year 2023)  
Document non contractuel - 30/04/2025

