



126 000 €

For sale apartment

1 room

Surface : 20 m²

Surface of the living : 15 m²

Year of construction : 2009

Exposition : Est

View : Citadine

Hot water : Collective

Inner condition : good

Standing : improved plan

Building condition : good

1 terrace

1 shower

1 WC

1 parking



## Apartment 1948 Saint-Laurent-du-Var

Saint-Laurent-Du-Var, city center (avenue du Général Leclerc), close to all amenities (bus, train station, shops, etc.) on the 5th and top floor of a condominium built in 2009 (34 residential lots), two-room apartment of 30m², offering an entrance hallway of 3.60m², a living room with its fitted and semi-equipped American kitchen (4-burner electric hob and extractor hood) for an area of 14m², a shower room with toilet and a bedroom of 8.50m². A 7m² terrace, facing east, adjoins the living room and the bedroom. A parking space in the basement completes this property to visit as soon as possible (car lift allowing access to the basement). Condominium charges of 148 euros per month with collective cold water and hot water, individual electric heating). No procedure in the condominium. Contact and visit at 06 66 25 71 66.

### Legal information

126 000 €

Fees paid by the owner, well condominium (34 lots in the condominium), annual current expenses 1 200 € (100 € 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) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 220 and 370 € (reference year 2021)  
Document non contractuel - 30/04/2025

