

289 000 €

**Contact agency**

**Aequalis Immobilier**

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**For sale apartment**

**2 rooms**

**Surface : 47 m<sup>2</sup>**

**Surface of the living : 27 m<sup>2</sup>**

**Year of construction : 2005**

**Exposition : Est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, gated, CALM, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## Apartment 1936 Saint-Laurent-du-Var

Saint-Laurent-Du-Var, low flowery plateaus (avenue des Plantiers). Close to the Louis Ravet nursery and primary schools, the Saint-Exupéry college and the Intermarché on Avenue Marcel Pagnol. In a condominium, without elevator, built in 2005 (22 residential lots), on the second and top floor of the building, charming 3-room apartment of 64m<sup>2</sup> including a living room of 26m<sup>2</sup> with its fitted and semi-equipped American kitchen of 7.50m<sup>2</sup> (electric hob, extractor hood, oven and dishwasher). The property also offers two bedrooms of 10.90 and 11.95m<sup>2</sup> respectively with wall cupboard for each, a bathroom with double sink and a separate toilet. A 10m<sup>2</sup> terrace, facing east with open views, adjoins the living room and the kitchen. 15m<sup>2</sup> garage in the basement. Property taxes: 1134 euros. Facade renovation and waterproofing of terraces carried out in 2019 - renovation of stairwells carried out in 2023. Monthly charges of 187 euros (individual electric heating and hot water, collective cold water). Please contact 06.66.25.71.66 for more information or to organize a visit to this property which you can only fall under the charm of!!!

**Fees and charges :**

Annual current expenses 1 356 €

Well condominium

22 lots in the condominium 289.000 € fees included

