

1 398 000 €

Contact agency

Portissim

7 Quai de la Perouse - Port de Plaisance  
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For sale apartment

3 rooms

Surface : 96 m<sup>2</sup>

Year of construction : 1992

Exposition : Sud ouest

View : Mer panoramique

Hot water : Individuelle électrique

Inner condition : excellent

Standing : luxury

Building condition : VERY GOOD

Features :

lift, double glazing, intercom, air conditioning, CARETAKER, electric blinds, electric shutters

2 bedroom

1 terrace

2 showers

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



## Apartment 25475 Saint-Laurent-du-Var

Ideally located in a prestigious residence, secure 24 hours a day with guard, 5 minutes from Nice international airport, 400 m from the Cap 3000 shopping center, this "waterfront" apartment will seduce you with its terrace of 130 m<sup>2</sup> and its breathtaking view of the sea. It consists of a beautiful living room of 48 m<sup>2</sup> with its open fitted kitchen, a master bedroom with its dressing room and shower room, a second bedroom and a separate shower room. This apartment has been completely renovated with high-end materials: French window, oak parquet flooring, reversible air conditioning, electric blinds and roller shutters. A garage completes this property. The apartment can be sold furnished. Perfect for a second home, you can enjoy the shops, restaurants, beach and seaside promenade in a festive atmosphere. As the song says, "There is the sky, the sun and the sea!"

Fees and charges :

Annual current expenses 3 960 €

Well condominium

104 lots in the condominium 1 398 000 € fees included

