

**645 000 €**

**For sale apartment**

**4 rooms**

**Surface : 94 m²**

**Surface of the living : 41 m²**

**Year of construction : 2005**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence, residential, Electric blinds, Electric shutters, Air conditioning

**3 bedroom**

**1 terrace**

**1 bathroom**

**1 shower**

**2 WC**

**2 garage**

**1 cellar**

**Legal information**

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Fees paid by the owner, well condominium(16 lots in the condominium), annual current expenses 2 652 € (221 € 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 2618 Saint-Laurent-du-Var

Empereurs, luxurious 4-room ground-floor apartment with garden access, located in a beautiful residence close to shops. Completely renovated, this apartment boasts generous living spaces, a large living room with a fully equipped kitchen, a laundry room, a sleeping area comprising 3 bedrooms including a master suite with its own shower room and walk-in closet, an additional shower room, and 2 toilets. Beautiful south-facing terrace, summer kitchen, pergola, large terrace and garden, two garages accessible by remote control in the basement, and a cellar.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 960 and 1360 € (reference year 2025)  
 Document non contractuel - 05/12/2025

