

480 000 €

For sale house

4 rooms

Surface : 82 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 620 m<sup>2</sup>

Year of construction : 1957

Exposition : Sud nord

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Air conditioning, Fireplace, Bedroom on ground floor, Electric shutters, Automatic gate

3 bedroom

2 terraces

1 shower

1 WC

5 parkings

1 cellar

Informations légales

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Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## House Saint-Laurent-du-Var

In Saint Laurent du Var, located in the Emperor residential district. All shops, nursery school, primary school, college, transport and all access nearby. In a closed and secure subdivision, a charming villa from the 1950s with an approximate surface area of 85 m<sup>2</sup>, on one level, composed of a comfortable living room and dining room, with a fitted kitchen, 3 bedrooms, a bathroom. water, a separate toilet, air conditioning, electric heating and cumulus hot water. An adjoining carport garage for 2 cars and the possibility of parking 4/5 additional vehicles. Large space in front of the house allowing you to organize beautiful outdoor receptions, an above-ground swimming pool, a wooden shed for garden tools, as well as a workshop open to the outside and an additional closed room. Very good interior condition, exterior insulation redone in 2022. A great opportunity for a family with children or a couple wishing to have 3 bedrooms and secure outdoor...

- Emission of greenhouse gases (ges) : A  
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