



NANTES - PREFECTURE - Renovated reception apartment

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SELLING PRICE : €890,000

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes presents in the prefecture district, a stone's throw from the cathedral and the banks of the Erdre, this beautiful bright apartment of more than 160m<sup>2</sup>, completely renovated and with high-end services. It is composed of a beautiful entrance, a fitted and equipped dining kitchen, a large bright living room with parquet flooring and fireplace, a master bedroom overlooking the courtyard with an adjoining bathroom, two other bedrooms, one of which has a private bathroom, as well as plenty of storage space. The apartment and the residence were completely rehabilitated in 2005, retaining the charm of the old with the benefit of the recent, in particular thanks to the installation of an elevator. A parking space with electric charging station, as well as a cellar complete this exceptional property.

You will be seduced from the moment you enter by its character, its brightness and its environment not overlooked. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 2,528 €/yearly

# FEATURES

Type de bien:	Apartment	Surface:	159.7 m <sup>2</sup>	Terrain:	-
Charges:	€632.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,100.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 213kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO<sub>2</sub>/m<sup>2</sup>.an

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