

Buy Apartment 4 room(s) 95 m2  
Nantes (44000)

859 000 €  
54489F1\_406



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### Property presentation

NANTES - TRIANGLE D'OR - Monselet - 4-room apartment of 95.58sqm South West - 4th floor - terrace of 38.15sqm - lift - secure underground parking Nestled in the heart of Nantes' golden triangle in the Hauts-pavés Saint- Félix, in the popular district of Monselet, a stone's throw from the city center, 8 minutes by bike from Place Graslin (theatre, shops, bars and restaurants), public transport within walking distance... In a residence at the contemporary architecture with a refined, elegant style... located on the 4th floor with lift, 4-room apartment of 95.58sqm facing South West comprising: an entrance / hallway, a large living room with open kitchen, storage, access to a terrace of 38.15sqm, three bedrooms, one with dressing room and its private bathroom with toilet, access to the terrace, a bathroom, a separate toilet. Secure underground parking. Promoter price - reduced notary fees - RT2012 standards. Information on the risks to which this property is exposed is available on the

Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condominiums of 94 units (No proceedings in progress).

Annual expenses : 1368 euros.

#### Further information

- Reference : 54489F1\_406
- Loi Pinel : Oui
- City : Nantes
- Rooms : 4
- Bedrooms : 3
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 2
- Floor : 6
- Levels : 1
- Surface : 95m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Parkings : 1
- Garages : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud-ouest
- Price : 859 000 €

#### Energy expenditure



