

Buy Apartment 4 room(s) 109 m2  
La Richardais (35780)

555 000 €  
4881



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#### Property presentation

COMPROMISE IN PROGRESS - LA RICHARDAIS - 50 meters from the Rance - Loft style apartment with 4 rooms 109.30sqm - lift - garage - parking and cellar. Benefiting from an exceptional location 50 meters from the beach and a stone's throw from shops, amenities and transport, in a beautiful quiet residence and in a residential area, come and discover this bright apartment benefiting from some glimpses of the sea! It is composed of: a large entrance hall, a "cathedral" living room with fitted and equipped kitchen of 44 sqm, a master suite, shower room, separate wc, upstairs, hallway with office area, two bedrooms, bathroom with shower and wc. Elevator. Individual gas heating. Garage, private parking and cellar. For lovers of the sea... hiking and maritime walks. Information on request. Net selling price: 530,000 euros - buyer's fees 4.72% including tax, i.e. 25,000 euros including tax. 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) (4.72 % fees incl. VAT at the buyer's expense.)

Condominiums of 74 units

Annual expenses : 1512 euros.

#### Further information

- Reference : 4881
- City : La Richardais
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 2
- Restrooms : 2
- Floor : 2
- Levels : 1
- Surface : 109m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Parkings : 1
- Garages : 1
- Parking type : 0
- Facilities : Elevator
- Cellars : 1
- Double living room : Oui
- Exposure : EO
- General condition : Bon Etat
- Price : 555 000 €

#### Energy expenditure



