

Buy Apartment 4 room(s) 102 m2  
Nantes (44000)

692 000 €  
55601F2\_303



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### Property presentation

NANTES - GOLDEN TRIANGLE - Monselet District - 4-room apartment of 102.63 sqm - Southwest facing - 3rd floor - 25.17 sqm terrace - Elevator - Secure underground parking space. Ideally located in the sought-after residential area of Monselet, this apartment puts you within easy reach of the city center. Just an 8-minute bike ride from Place Graslin, with its theaters, shops, bars, and restaurants, and a short walk from public transport, this location offers the perfect balance between urban vibrancy and tranquility. In an elegant building with contemporary architecture, this 102.63 sqm southwest-facing apartment, located on the 3rd floor with elevator access, offers generous and bright living spaces. It comprises a large living room with an open-plan kitchen, opening directly onto a spacious 25.17 sqm terrace, perfect for enjoying the outdoors in complete privacy. A hallway leads to three bedrooms, including a master suite with a private shower room and direct access to

the terrace, a bathroom, a separate WC, and storage space. This property also includes secure underground parking spaces, ensuring convenient and secure parking. Advantages: Developer pricing - Reduced notary fees. For more information on any potential risks associated with this property, please visit the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Photos are not contractual - Layout suggestions  
Condominiums of 94 units. Annual expenses : 1483 euros.

#### Further information

- Reference : 55601F2\_303
- Loi Pinel : Oui
- City : Nantes
- Rooms : 4
- Bedrooms : 3
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Floor : 6
- Levels : 1
- Surface : 102m<sup>2</sup> \*
- Heater : Individuel
- Garages : 2
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud-ouest
- Price : 692 000 €

#### Energy expenditure



