

Buy Apartment 4 room(s) 81 m2  
Nantes (44000)

407 000 €  
54463-B402



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### Property presentation

Nantes - Between the Erdre and the Loire - Rond Point de Paris district - 4-room apartment 81.67sqm South East - 4th floor - elevator - 16.92sqm loggias - secure parking. Ideally located between the Loire and the Erdre, in a dynamic and authentic district, this apartment benefits from an exceptional living environment combining greenery, amenities and accessibility. Just a few steps away, enjoy numerous restaurants, services, schools, swimming pool and green spaces, as well as quick access to the city center thanks to the tram, bus, chronobus or even by bike. Nestled on the 4th floor of a residence with neat architecture and elevator, this beautiful address reveals a dual-aspect apartment of 81.67 sqm facing south. Its functional layout includes an entrance with closet, a bright living room with open kitchen, opening onto an 11.46 sqm loggia with pantry. The sleeping area offers three bedrooms, two with closets and one with a private loggia of 5.46 sqm, a shower room,

a bathroom and a separate toilet. Secure underground parking completes this property, ideal for combining comfort, modernity and a pleasant lifestyle. Promoter price - reduced notary fees - Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Non-contractual photos - Suggestions for layouts  
Condominiums of 39 units. Annual expenses : 1166 euros.

#### Further information

- Reference : 54463-B402
- City : Nantes
- Rooms : 4
- Bedrooms : 3
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Floor : 6
- Levels : 1
- Surface : 81m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud
- Windows type : Double Vitrage
- Price : 407 000 €

#### Energy expenditure

### CONSOMMATION ÉNERGÉTIQUE

Logement économe      Logement



Logement énergivore

### ÉMISSIONS DE GES

Faible émission de GES      Logement



Forte émission de GES