

Buy Apartment 5 room(s) 138 m2  
Nantes (44000)

1 015 000 €  
55601\_C401



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### Property presentation

NANTES - GOLDEN TRIANGLE - Monselet District - 5-room apartment - Unfinished shell - 4th floor - 158.34 sq m terrace - elevator - secure underground parking spaces. This unit is offered as an unfinished shell, providing complete freedom to customize the layout to your liking (layout suggestion available on the attached plan). Ideally located in the heart of Nantes' Golden Triangle, in the sought-after Hauts-Pavés - Saint-Félix area, and more specifically in the desirable Monselet district, this apartment benefits from a prime location in the immediate vicinity of the city center. Place Graslin (theater, shops, bars, and restaurants) is an 8-minute bike ride away, while public transportation is just a few minutes' walk. Located in an elegant and refined building, this 5-room apartment of 138.80 sq m is on the 4th floor with elevator access. It offers remarkable potential for development, including: an entrance hall with storage cupboard, a spacious living/dining room with open-plan kitchen,

direct access to an exceptional 158.34 sqm terrace, a pantry or utility room, three bedrooms, including a master suite with dressing room and en-suite shower room with WC, built-in storage, an office or fourth bedroom with terrace access, a bathroom, and a separate WC. Two secure underground parking spaces complete this rare property. Developer price - Reduced notary fees. Ideal for a high-end primary residence or a quality real estate investment in Nantes. 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). Photos are not contractual - Layout suggestions  
Condominiums of 94 units. Annual expenses : 2016 euros.

#### Further information

- Reference : 55601\_C401
- Loi Pinel : Oui
- City : Nantes
- Rooms : 5
- Bedrooms : 4
- Floor : 6
- Levels : 1
- Surface : 138m<sup>2</sup> \*
- Heater : Individuel
- Garages : 2
- Parking type : Couvert
- Facilities : Elevator - Balcony
- Price : 1 015 000 €

#### Energy expenditure



