

Buy Apartment 2 room(s) 45 m2  
Saint-Nazaire (44600)

263 000 €  
6213-A201



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### Property presentation

SAINT NAZAIRE City Center - 1-Bedroom Apartment 45.27sqm South Facing - 2nd Floor - Elevator - 7.51sqm Balcony. Ideally located just 100 meters from the seafront promenades and the shops and amenities of the city center, in a contemporary building, this beautiful 1-bedroom apartment of 45.27sqm, facing south, is situated on the 2nd floor with elevator access. It comprises an entrance hall with a built-in wardrobe, a hallway, a bright living room with an open-plan kitchen leading to a 7.51sqm balcony, a comfortable bedroom, a shower room, and a separate WC. Compliant with the latest building standards, this property is eligible for zero-interest loans (PTZ) and furnished rental schemes (LMNP), and is suitable for a primary residence, a second home, or a rental investment. High-end features complete this apartment, guaranteeing lasting comfort. Individual gas heating. Developer price - notary fees included. Information regarding 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 for illustrative purposes only and are not contractual.

Condominiums of 29 units. Annual expenses : 648 euros.

#### Further information

- Reference : 6213-A201
- City : Saint-Nazaire
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Floor : 5
- Levels : 1
- Surface : 45m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Facilities : Elevator - Balcony
- Exposure : Sud
- General condition : Excellent
- Price : 263 000 €

#### Energy expenditure

