



NANTES HAUTS PAVES - Last floor appartement

---



SELLING PRICE : €645,000

---

EMAIL : [NANTESLABAULE@BARNES-INTERNATIONAL.COM](mailto:NANTESLABAULE@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

---

15 rue La Fayette  
44000 Nantes



PHONE : +33272748930  
[nanteslabaule@barnes-international.com](mailto:nanteslabaule@barnes-international.com)

14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes exclusively presents this exceptional apartment of nearly 140 m<sup>2</sup> in a 19th century building completely rehabilitated in 2022 and ideally located in the highly sought-after Hauts Pavés district, in the immediate vicinity of a park, schools, transport and shops. Located on the 2nd and last floor, it consists of an entrance, a living room with a beautiful open kitchen, three bedrooms and two bathrooms. This property in excellent condition benefits from the calm and pleasant setting offered by a residence overlooking a garden. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 1,736 €/yearly

# FEATURES

Type de bien:	Apartment	Surface:	113.3 m <sup>2</sup>	Terrain:	-
Charges:	€434.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 166kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

---

15 rue La Fayette  
44000 Nantes



PHONE : +33272748930  
[nanteslabaule@barnes-international.com](mailto:nanteslabaule@barnes-international.com)

14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen



15 rue La Fayette  
44000 Nantes



PHONE : +33272748930  
nanteslabaule@barnes-international.com

14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen