



NANTES - CENTRE - FLAT WITH TERRACE AND PANORAMIC VIEW

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SELLING PRICE : €1,045,000

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes presents in exclusivity avenue Camus a family flat with a terrace of 30m<sup>2</sup> oriented south and a panoramic view on the Chézine and the city. On the top floor of a luxury building, this duplex apartment is composed of a large entrance hall with dressing room, a living room bathed in light and open onto the terrace allowing for a large reception area, a separate kitchen, 5 bedrooms including 3 on the first floor, and a shower room on each level. Numerous storage spaces are provided in this flat with a surface area of 191 m<sup>2</sup>. In addition, there is 30m<sup>2</sup> of attic space that can be converted, a large cellar and two garages for easy access to schools and shops. Agency fees payable by vendor - Nombre de lots dans la copropriété: 31 - Montant moyen de la quote-part de charges courantes 2,268 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1450€ ~ 2010€

# FEATURES

Type de bien:	Apartment	Surface:	191.48 m <sup>2</sup>	Terrain:	-
Charges:	€189.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	31	Taxe foncière:	€2,952.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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 121kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,450.00 et \$2,010.00

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