



NANTES - ARISTIDE BRIAND - Exceptional apartment of 307 m<sup>2</sup>

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SELLING PRICE : €1,720,000

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes offers you, in the golden triangle, a stone's throw from Place Aristide Briand, this prestigious apartment of more than 300 m<sup>2</sup> of living space.

Located on the 3rd floor of a luxury Haussmann building with elevator, it consists of a large entrance, a double reception and a living room, a beautiful dining kitchen and four bedrooms including two suites.

You will appreciate the location of this apartment, its aspect and its brightness as much as the quality of the services offered, the volumes and the charm of the old (moldings, parquet floors, fireplaces and beautiful ceiling heights).

Two parking spaces, a closed box and a cellar complete this rare property for sale. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 7,699 €/yearly

# FEATURES

Type de bien:	Apartment	Surface:	307.0 m <sup>2</sup>	Terrain:	-
Charges:	€7,699.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,928.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 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) : D 200kWh/m<sup>2</sup>.year

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

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