



NANTES HYPER CENTRE - EXCLUSIVE - Very nice flat of 195 m2



SELLING PRICE : €980,000

EMAIL : NANTESLABAULE@BARNES-INTERNATIONAL.COM

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

DESCRIPTION

BARNES Nantes offers you, in exclusivity, this very beautiful flat located on the 1st floor of a Haussmannian building, in the immediate vicinity of the Place Aristide Briand, a popular area of Nantes. This flat with character: mouldings, parquet floors, fireplaces and high ceilings comprises a large entrance hall, a double reception room facing south, a fitted kitchen, a master suite with shower room and WC, a bedroom with its own shower room and 2 other bedrooms, a large lounge/cinema, 2 WCs and a bathroom. A double cellar and an attic complete this property. Possibility to rent a parking space in the courtyard. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 5,652 €/yearly

FEATURES

Type de bien:	Offices	Surface:	195.29 m ²	Terrain:	-
Charges:	€471.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,667.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 202kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : D kg CO₂/m².an

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