



NANTES- BLANCHE de CASTILLE School- Flat with large Terrace

---



SELLING PRICE : €700,000

---

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 is proud to present an exclusive, luxury flat just a stone's throw from the Lycée Blanche de Castille, with a 163m<sup>2</sup> terrace offering panoramic views over Nantes and beyond. Located on the top floor, this exceptional 125m<sup>2</sup> property was completely renovated in 2021 using top-of-the-range materials to provide a comfortable living environment. As soon as you enter, you'll be seduced by the spaciousness and abundant natural light flooding into the open-plan living room, the separate fitted and equipped kitchen, three bedrooms, two shower rooms and a cloakroom. The landscaped terrace is the ideal place to enjoy outdoor meals, organise receptions or simply relax with a 180-degree view over the town. A boxed garage and cellar complete this property, which is close to schools, shops and transport links. Rare on the market! Agency fees payable by vendor - Nombre de lots dans la copropriété: 65 - Montant moyen de la quote-part de charges courantes 4,000 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1390€ ~ 1940€

# FEATURES

Type de bien:	Apartment	Surface:	125.83 m <sup>2</sup>	Terrain:	-
Charges:	€1,000.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	65	Taxe foncière:	€1,544.00
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) : D 203kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,390.00 et \$1,940.00

---

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