



PORNCHET CENTER - Top Floor Duplex Apartment



SELLING PRICE : €899,200

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44000 Nantes



PHONE : +33272748930
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14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES offers you this 88 m² duplex, crowning a prestigious residence. Its top floor location opens onto stunning, panoramic views of the ocean and surrounding canopy. Each bay window in the living room, flooded with light thanks to its orientation, gives access to the balcony.

The privilege continues on the upper floor, where a master suite is nestled. The latter is distinguished by its direct access to a private terrace, a true belvedere over the sea, the promise of serene moments at sunrise or sunset.

A cellar and a parking box complete this property.

Let yourself be charmed by the uniqueness of this exceptional place located near amenities and the beach. Agency fees payable by vendor - Nombre de lots dans la copropriété: 172 - Montant moyen de la quote-part de charges courantes 1,690 €/yearly

FEATURES

Type de bien:	Apartment	Surface:	88.0 m ²	Terrain:	-
Charges:	€1,690.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	172	Taxe foncière:	€1,237.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	1 bedroom	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) : E 318kWh/m².year

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

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