

**147 300 €**

**For sale apartment**

**2 rooms**

**Surface : 40 m²**

**Surface of the living : 26 m²**

**Exposition : Sud**

**Hot water : Individuelle**

**Inner condition : Rénové**

**Building condition : good**

**Features :**

double glazing, Volets roulants électriques

1 bedroom

1 shower

1 WC

1 cellar



### Apartment 300 Saint-Nazaire

To seize in the heart of the city center of L'IMMACULEE, a charming two-room apartment, inaugurating a total surface area of 41 m². The main living space offers a large living room of 26 m², completed by an equipped American kitchen. Ideally located on the ground floor of a 2-story building, the apartment benefits from a southern exposure. Completely renovated, this property offers a bedroom, a shower room, a toilet and a cellar. In terms of comfort, you will benefit from individual hot water, individual heating and reversible air conditioning. Quality services complete this set with double glazing and electric roller shutters. An opportunity not to be missed!

#### Legal information

147 300 € fees included

3,01% VAT of fees paid by the buyer (143 000 € without fees), well condominium (7 lots in the condominium), annual current expenses 100 € (8 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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Agence IMMOPART - 19 Avenue des Lauriers - 44250 Saint Brévin les Pins

Tél: 09 75 38 94 98 - [tip@immo-part.fr](mailto:tip@immo-part.fr)

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