

Stunning off-plan 4 bed newbuild apartments by the ocean & ONLY 4 AVAILABLE, delivery mid 2024 - invest now!



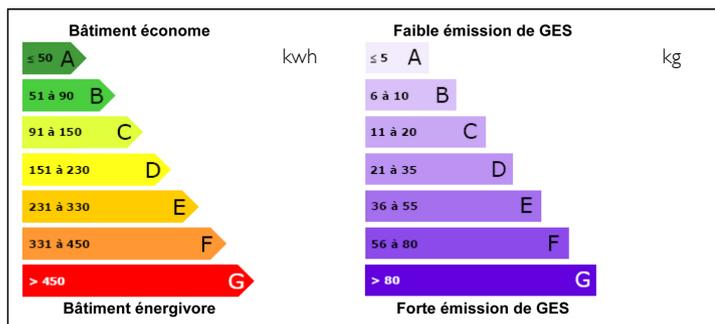
## INFORMATION

Town:	Pornic
Department:	Loire-Atlantique
Bed:	3
Bath:	3
Floor:	106 m <sup>2</sup>
Outside Space:	68 m <sup>2</sup>

## IN BRIEF

An exceptional address by the ocean in the Pornic area. For example... South-facing Living area: 106.79 m<sup>2</sup> Surface area: 111.29 m<sup>2</sup>. Terrace: 68,67 m<sup>2</sup>. Cellar included, Parking x2 included. In the peace and quiet of a wooded park, we present these T4 (3 bed) flats in 2 buildings facing the ocean with sea views or the park, taking advantage of the outdoor spaces where majestic trees stand. The private and communal living areas are well appointed and offer comfort and modernity. Living in Pornic means taking advantage of 45 km of coastline with its many faces depending on the season. The wild coastline, beaches, fisheries and Breton marshes provide unique settings for living close to nature. Pornic is also a dynamic town all year round thanks to its geographical location close to the cities of Nantes and Nazaire. Accessible by train, it has very regular and daily rail links with...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

Facilities, connections and accessibility:

On foot:

- Beach 5 min
- Shops 2 min
- Cinema
- Marina

By bike:

- Centre of Ste Marie sur Mer and Pomic

By bus:

- Lines 3 and 15 to Nantes

By car:

- Train station 10 min
- Pomic town centre 7 min
- Nantes 1 hour.

Estimated completion dates - 2nd quarter, 2024,  
now only 4 available priced from 599000€ excluding  
Notaire fees.

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Information about risks to which this property is  
exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr>

## NOTES