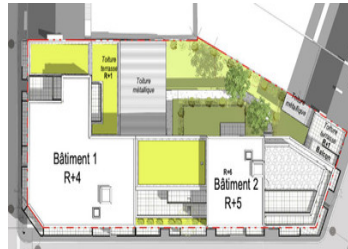


Newbuild 2 bed apartment & roof terrace in ST NAZAIRE. An excellent investment in a sought after location.



## INFORMATION

Town:	Saint-Nazaire
Department:	Loire-Atlantique
Bed:	2
Bath:	1
Floor:	60 m <sup>2</sup>
Outside Space:	30 m <sup>2</sup>



## IN BRIEF

Ref: 2101 Delivery date 2nd quarter 2024. A well-located 60 m<sup>2</sup> off plan first floor 2 bedroom apartment with a 30 m<sup>2</sup> roof terrace from which to enjoy the views over ST NAZAIRE. Entrance hall with storage 5.67 m<sup>2</sup> Lounge/kitchen 25.08 m<sup>2</sup> Bedroom 1 13.26 m<sup>2</sup> Bedroom 2 9.31 m<sup>2</sup> Shower room 4.27 m<sup>2</sup> Utility room 1.92 m<sup>2</sup> WC 1.29 m<sup>2</sup> TOTAL : 60.80 m<sup>2</sup> Rooftop terrace 30 m<sup>2</sup> Facilities on foot : Port, seafront, supermarket, beach, crèche, schools, theatres, museums, parks, swimming pool, sports centre, markets.

## 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

.St Nazaire is a thriving town. It houses many of the 37 800+ workers in the 7 400+ local businesses. It is the industrial centre of the Atlantic coast thanks to its port and shipyards, leader in French marine energy & 2nd largest European aeronautical centre. 7 300 + students study here. It also boasts a 13 km seafront with 20 beaches. It is rich in history, having been a German submarine base in WWII. There are museums aplenty for military enthusiasts. Facilities are second to none in terms of shopping centres, hospital, schools, transport links etc & an area of outstanding natural beauty is on the doorstep as it sits nestled between the stunning seascape of the Atlantic coast with its long, sandy beaches and the nature reserves of the Côte d'Amour and Brière National Park.

By car:

15 minutes University

15 minutes hospital

15 minutes La Baule

1 hour Nantes

1 hour Vannes

1 hour 40 minutes Rennes

By train:

Less than 1 hour Nantes

Less than 1 hour Rennes

3 hours Paris Montparnasse

CONTACT ME TO ARRANGE A VIEWING APPOINTMENT.

A prime location for investors, tax reductions are possible for French residents.

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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