LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

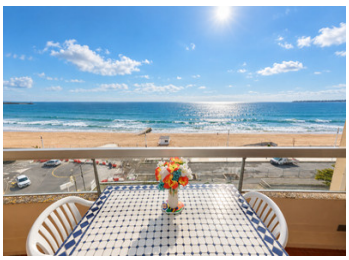
Ref: A48459LUM44

Price: 270 000 EUR

agency fees to be paid by the seller

Seafront apartment with south-facing terrace – 32 sqm – Garage – Front-line residence – La Baule















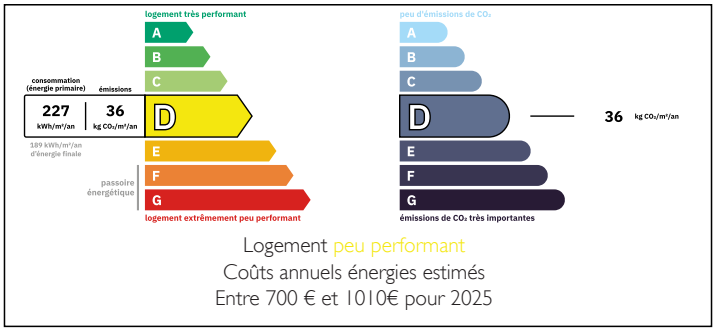
INFORMATION

Town:	La Baule-Escoublac
Department:	Loire-Atlantique
Bed:	1
Bath:	1
Floor:	41 m2
Outside Space:	9 m2

IN BRIEF

On the seafront in La Baule, this bright apartment is on the fifth floor of the Barracuda residence, with lift access. It enjoys a south-facing balcony and open ocean views. The layout includes an entrance with fitted storage, a living area with an open-plan kitchen, a sleeping area and a shower room with WC. A lock-up garage in the basement is included. An appealing coastal property for a holiday home, pied-à-terre or rental project, subject to applicable regulations.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 700 € et 1010€ pour 2025

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48459LUM44 Price: 270 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**985 EUR**

NOTES

DESCRIPTION

Located directly on the seafront, on the fifth floor of the Barracuda residence, this apartment enjoys a sought-after setting in La Baule. Its south-facing balcony extends the living area and offers open views of the ocean. Direct access to the beach and coastal promenade adds to the appeal of this property, which could suit a pied-à-terre, holiday home or rental investment, subject to applicable regulations.
Floor areas

Apartment: 31.60 m² Carrez area
Balcony / terrace: 8.64 m², excluded from the Carrez area
Lock-up basement garage: 12.62 m², excluded from the Carrez area

The certified measurement report lists an entrance of 3.71 m², a living room with kitchen area of 23.12 m², a shower room with WC of 4.77 m² and a balcony of 8.64 m². The basement garage is a separate ancillary lot. These figures are taken from the supplied measurement report and may differ slightly from rounded figures in the marketing description.
Co-ownership charges: approximately €1,150 per yearProperty tax: €985
Layout and features
The entrance has fitted storage and leads into the main living area, arranged around a living room with an open-plan kitchen. This bright space opens directly onto the balcony. A wall-bed sleeping area is incorporated into the main room, allowing the living space to remain versatile. A shower room with WC completes the layout.
The features listed include double glazing, electric roller shutters and electric heating. The supplied description also mentions parquet flooring in the main room, tiled floors in the wet areas and a renovated shower room. These...