



Apartment

VERTOU (44)

184 900 €



49 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

VERTOU ROUSSELIÈRE DISTRICT. Rare for sale, this 2-room apartment is in impeccable condition! Great amenities, including elevator, digital code access, intercom. Ideal for first-time buyers, seniors or investors. At the gates of Nantes, in South Loire, you benefit from bus transport 100m away. Destinations Rezé / Nantes by bus and tram, or to the center of Vertou. The co-ownership park is maintained and nicely landscaped. You are in a good quality, calm and secure setting on several levels. For sunny summer days, you have additional access to the swimming pool from June to September. The apartment is composed of: An entrance, a living room opening onto a first terrace, a modern equipped kitchen, with access to another terrace. Night side: a large bedroom 12.5m², with access to the second terrace, a toilet, a bathroom. Cupboards. All in perfect condition. You have a boxed garage in the basement. To visit without waiting to book! You move in at the beginning of July and you enjoy the summer!

Nombre de lots de la copropriété : 492, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(COPRO DONT LES EXTERIEURS ET PISCINE) : 1320€ soit 110€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,66% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Christine GICQUEL

PORNICHET (44380)

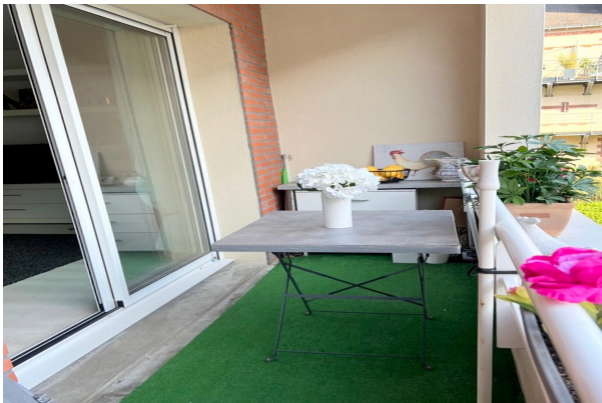
Agent

RSAC : 825 001 878 00024

Courts service city : SAINT NAZAIRE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846796

Property type Apartment

Year of construction 2003

Floor number 1

Exposure East

View Vue dégagée

SURFACES

Living space 49 m²

Surface Carrez Law 49.38 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 492

Condominium fees 110 €/mois

Share of expenses 1 320 €

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 175

GES 5

APPENDIX

Parking garage

Garage 1

Videophone Oui

SERVICES

Elevator Yes

Heater électricité

Kitchen aménagée

Swimming-pool Yes

Interpcom Yes