



## Duplex Apartment with Panoramic View From Balcony



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 209,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Países del Loira
Ciudad:	Rezé
Código postal:	44400
Publicado:	24/12/2024

### Descripción:

**REDUCED** in price - In the heart of the Maison Radieuse de Reze built by Le Corbusier and listed as a historic monument, come and discover this 75 m2 duplex on a high floor with loggias and an exceptional view of the Loire and its 6-hectare wooded park classified as a natural area. This architect-designed apartment facing East/West is composed of: entrance with cupboard, open fitted and equipped kitchen, dining room opening onto a loggia with panoramic view.

Upstairs: hallway, living room opening onto a second loggia offering a panoramic view from its sofa, bedroom (possibility of easily restoring the original configuration with two additional bedrooms), shower room, separate toilet, laundry room.

Shared equipment in the condominium (including DIY workshop, library, bicycle storage, motorcycle storage, etc.).

Monthly charges 255 Euros (including: heating, hot water, elevator maintenance, maintenance of the 6-hectare park, manager).



Outdoor parking.

Close to all amenities.

The Loire Atlantique department is part of the Pays de la Loire region and, not surprisingly, is named after the Atlantic and the Loire; the coastline and the principal river.

Loire-Atlantique has the lowest altitude of any region in France with an average of only 1.15m. It has no less than 130 kms of marvellous coastline comprising mainly of beautiful sandy beaches. Between the so-called Cote de Jade and Cote d'Amour, you will find many seaside resorts such as Le Pouliguen, La Baule and Pornichet. The lakes around Briere and the oyster-farming ports are typical of the region and the famous salt lakes of the medieval town of Guerande are well-known for producing the famous Guerande - Fleur de Sel.

Hiking tracks give the opportunity to discover the history that punctuates the landscape and the towns are full of heritage such as the stunning chateau of Ducs de Bretagne in Nantes.

The port of La Turballe is famous for sardine fishing, Batz-sur-Mer for its surfers and La Briere for its 3,000 thatched cottages.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Común**

Dormitorios:	1
Baños:	1



Tamaño del lote: 5 m2

### Utility details

Heating: Sí

### Building details

Building Amenities: Elevator

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.524.495

