

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



## INFORMATION

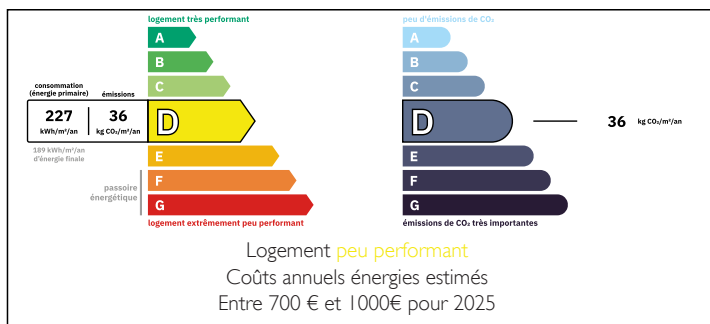
|                |                    |
|----------------|--------------------|
| Town:          | La Baule-Escoublac |
| Department:    | Loire-Atlantique   |
| Bed:           | 1                  |
| Bath:          | 1                  |
| Floor:         | 41 m2              |
| Outside Space: | 9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



## IN BRIEF

Located directly on the seafront in a residence built in 1978, this 32 sqm apartment enjoys a highly sought-after position facing the ocean. It comprises an entrance hall with built-in storage, a bright living area opening onto a south-facing terrace, an open-plan fitted and equipped kitchen, and a shower room with WC. The property benefits from double glazing, electric roller shutters and electric heating. A private underground garage completes this property. The residence is part of a condominium of 77 units with controlled annual charges. Ideal as a second home, seaside pied-à-terre or seasonal rental investment.

## 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.



## LOCAL TAXES

**Taxe foncière: 985 EUR**

## NOTES

## DESCRIPTION

Detailed Description

Floor Area Breakdown

Living area: 32 sqm

Living room with open-plan kitchen: bright main living space with direct access to the terrace

Entrance hall with built-in wardrobe

Shower room with WC

Outdoor Space

Terrace / balcony: 9 sqm  
South-facing with open sea views.

Annex

Private closed garage in the basement

Interior Layout and Features

Bright living area with direct access to outdoor space

Fully fitted and equipped open-plan kitchen

Wooden flooring in main living areas

Tiled flooring in wet rooms

Renovated shower room with modern walk-in shower and vanity unit

Optimised storage space in the entrance hall

Comfort and Technical Equipment

Double-glazed windows

Electric roller shutters

Electric heating system (or collective heating