

2 bed newbuild apartment & garden in PORNICHET. 2 parking places, Beach on foot. Eligible for tax reductions



INFORMATION

Town:	Pornichet
Department:	Loire-Atlantique
Bed:	2
Bath:	1
Floor:	62 m ²
Outside Space:	57 m ²

IN BRIEF

Ref: 7001 A landscaped, wooded setting & 10 minutes by car from LA BAULE. Delivery date 1st quarter 2024. A well-appointed 62 m² off plan ground floor 2 bedroom apartment with an enviable 57 m² garden in PORNICHET. Entrance hall with storage 6.15 m² Lounge/kitchen 26.02 m² Bedroom 1 12.20 m² Bedroom 2 with inbuilt storage 9.53 m² Utility area 1.37 m² Shower room 4.98 m² WC 1.89 m² TOTAL : 62.15 m² Garden 57.69 m² Pornichet is a rare gem; a beach resort which doesn't close in winter but which remains a lively, dynamic town with a vibrant atmosphere due to its many shops & facilities. It serves its local community well with schools both primary and secondary, a supermarket, train station and port. All within an area of outstanding natural beauty, 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. ...



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

Only 10 minutes by car or a 5 minute train ride from La Baule, which boasts one of the world's most beautiful beaches, the location is quite exceptional. Popular as a tourist destination, this is also a prime location for investors due to the many employment opportunities within the aviation and shipping industries and the hospital in nearby St Nazaire just 12 km away.

TGV 5 km La Baule : Links to Paris & then to the Eurostar, London

Flights : 72 km Nantes airport & 130 km Rennes airport

Ferries : 200 km St Malo

Car : 440 km Paris

This is an upmarket development consisting of 3-4 bedroom houses, and 1-2 bedroom apartments. They are set within peaceful, landscaped grounds, surrounded by woodland. Within walking distance of all facilities in this sophisticated, coastal town.

Other 1 bedroom and 2 bedroom apartments are also available on the same development. Please get in touch with me to arrange a viewing.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES