

Luxury newbuild 3 bed apartment & roof terrace. 2 parking spaces. Beach on foot. Eligible for tax reductions.

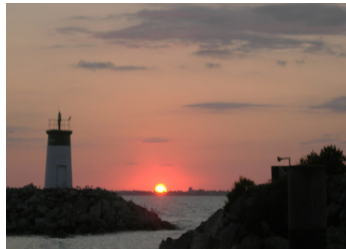
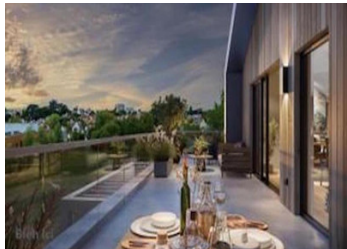


## INFORMATION

Town:	Pornichet
Department:	Loire-Atlantique
Bed:	3
Bath:	1
Floor:	106 m <sup>2</sup>
Outside Space:	119 m <sup>2</sup>

## IN BRIEF

Ref: 3402 Delivery date final quarter 2025. A luxury 106 m<sup>2</sup> off plan 4th floor 3 bedroom apartment which extends onto a 119 m<sup>2</sup> terrace in PORNICHET. It offers the ultimate in indoor-outdoor living, perfect to enjoy the moderate climate in this popular resort. Entrance hall 2.95 m<sup>2</sup> Lounge 38.60 m<sup>2</sup> Open plan kitchen 9.45 m<sup>2</sup> Corridor 4.68 m<sup>2</sup> Bedroom 1 12.24 m<sup>2</sup> Bedroom 2 with inbuilt storage 11 m<sup>2</sup> Dressing room 4.11 m<sup>2</sup> Bedroom 3 11.18 m<sup>2</sup> Corridor 2 2.06 m<sup>2</sup> Utility area 3.21 m<sup>2</sup> Bathroom 5.32 m<sup>2</sup> WC 2.03 m<sup>2</sup> TOTAL : 106.83 m<sup>2</sup> Roof top terrace 119.23 m<sup>2</sup> Double parking space The development consists of three separate buildings set within 1 hectare of parkland.



## 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

.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, cocooned 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.

Only 10 minutes by car or 5 minutes by train from La Baule, which boasts one of the world's most beautiful beaches, the location is quite exceptional. An exciting destination you can also enjoy the races, casino, health spas & water sports. 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 a prestigious development consisting of 1,2,3 & 4 bedroom apartments. Within walking distance of all facilities in this sophisticated, coastal town. Please get in touch with me to arrange a viewing.

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Information about risks to which this property is exposed is available...

## NOTES