

NEW T1 STUDIO APARTMENT of 23.78 m2 FOR SALE in LE MANS in the HEART of the QUARTIER NATIONAL.



## INFORMATION

Town:	Le Mans
Department:	Sarthe
Bed:	1
Bath:	1
Floor:	23.99 m2
Plot Size:	0 m2

## IN BRIEF

Located on the FIRST FLOOR, this off-plan STUDIO apartment is part of a new development - the Omega Residence - located in the HEART of the QUARTIER NATIONAL in LE MANS. The Omega Residence is ideally located near the university center and at walking distance from the train station (TGV to Paris-Montparnasse 54 min). The Omega Residence is also close to numerous shops, sports halls, cinema, and the Victor Hugo Park. The Omega residence offers 1 and 2 bedroom studios/apartments (from €115,700) and 5 houses with 3 or 4 bedrooms (€239,500). The expected delivery date is Q3/2025. Contact the agent for more details. Ask for the brochure.

## 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

The studio/apartment:

This 1st floor apartment of 23.99 m2 is north facing. It has an open plan living room with kitchen and a separate shower space. It's perfectly designed to meet the needs of students and young professionals.

About the Omega Residence:

The Omega Le Mans residence is a new real estate development of 60 accommodations situated on the corner of rue Nationale and rue de la Fuie, in the vibrant city of Le Mans (72000), south of the city centre in the heart of the National district.

The Omega Residence comprises of an apartment residency (5 levels) offering 1 and 2 bedroom studios and apartments and 5 houses of 3 and 4 bedrooms all set around a central garden.

The Omega Residence is ideally located near the university center and close to numerous shops, sports halls, cinema, and the Victor Hugo Park.

## NOTES

About Le Mans:

Le Mans is located in the Pays de la Loire region and is one of the larger cities of France. Le Mans has been labelled the city of Art and History and is a vibrant city offering lots of activities. Le Mans is best known for the annual 24 Hours of Le Mans in France is sports-car race.

Transport/access:

The Omega residence is close to train station with TGV to Paris-Montparnasse (54 min) and train to Rennes (45 min) and the tram stop T1 "Préfecture" is at 450 m.

There is also easy access to the southern ring..