



## Duplex Apartment in Good Order and Open View



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 212,087.45

### Ubicación

País:	Francia
Estado/Región/Provincia:	Países del Loira
Ciudad:	Rezé
Código postal:	44400
Publicado:	11/03/2025

### Descripción:

**REDUCED in price** - Come and discover without delay this reverse duplex located in the heart of Le Corbusier's Maison Radieuse. Located on a high floor, the apartment includes: entrance hall with closet, living/dining room, open-plan kitchen with original high cupboard, hallway, toilet, shower room, two bedrooms, office (easily converted into a bedroom), two loggias.

Panoramic view.

Quiet and not overlooked.

Six Hectares of parkland gardens.

Outdoor parking.

Bicycle storage and various equipment.

District heating by heat network.



Updated DPE available soon.

Property subject to the legal status of the Co-ownership. Number of lots: 292. Annual co-ownership charges (Average annual amount, seller's share of the forecast budget): €2,820. No proceedings in progress.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard



commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Común

Dormitorios:	2
Baños:	1
Tamaño del lote:	5 m2

## Utility details

Heating:	Sí
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.717.273

