

657 000 €

**Contact agency**

**Nathalie Huc Immobilier**

1 promenade de la côte vermeille

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**For sale house**

**5 rooms**

**Surface : 149 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 245 m<sup>2</sup>**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

ALARM, Garage 114.16, Jacuzzi spa, Isolation, Rénovation exceptionnelle, double glazing, Laundry room, AIR CONDITIONING, CALM

3 bedroom

1 terrace

2 showers

3 WC

1 garage

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

04/04/2025 - Prix T.T.C



**House 9114 Saint-Nazaire**

66570 SAINT-NAZAIRE . Located in the heart of the village , this old cellar, completely renovated with quality materials , has a lot of charm and offers an ideal living environment for those looking for an atypical and authentic property, while benefiting from modern services . The 149m<sup>2</sup> house is composed on the ground floor of an entrance hall, a 114.16m<sup>2</sup> garage , a laundry room, a shower room, a magnificent toilet and an office area overlooking the garden with Jacuzzi. On the first floor, a separate kitchen and a bright living room opening onto a terrace. On the second floor, 2 bedrooms, an office area, a shower room and a toilet.

**Fees and charges :**

657 000 € fees included

