

324 m Duplex Apartment – 4 Bedrooms, Possibility to Divide the Property

EXCLUSIVE



INFORMATION

Town:	Saint-Chamond
Department:	Loire
Bed:	4
Bath:	2
Floor:	324 m2
Plot Size:	0 m2

IN BRIEF

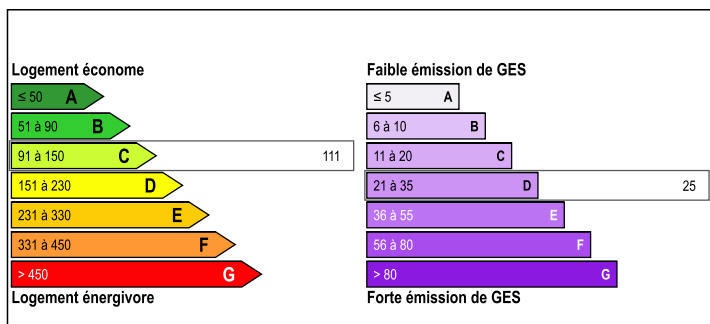
RARE – 324 m² Duplex in the Heart of Saint-Chamond

Ideally located in the city center, on the top floor of a building with an elevator, this exceptional 324 m² duplex offers a perfect blend of space, character, and versatility. Stylish, bright, and impeccably maintained, it is perfectly suited for a large family or a rental investment project.

The apartment features spacious, light-filled living areas and a small terrace for enjoying the outdoors. The authentic and welcoming kitchen includes a traditional wood-fired oven, adding a unique touch of charm.

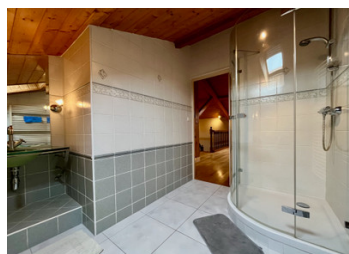
Thanks to its layout, the property can easily be divided into two independent apartments—ideal for generating rental income, setting up a professional space, or accommodating two separate households.

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

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Located in a secure residence with intercom, and just steps from all amenities (shops, schools, public transport), this is a unique property combining central location, character, and strong potential.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES