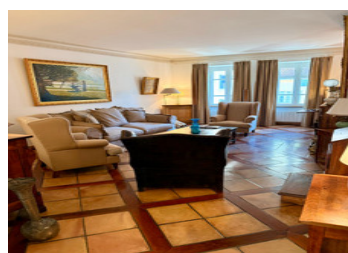
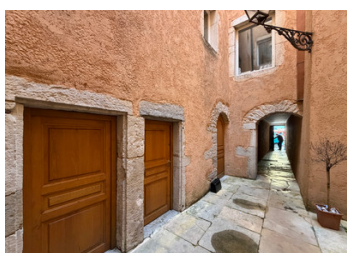
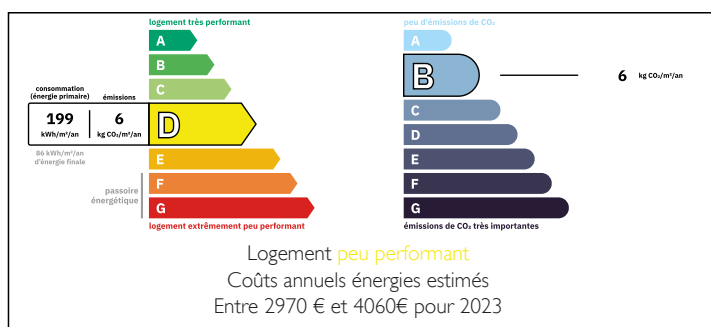


Center Nantua, great apartment with view, old charm and Geneva at 45 min



ENERGY - DPE



INFORMATION

Town:	Nantua
Department:	Ain
Bed:	3
Bath:	3
Floor:	199 m2
Outside Space:	400 m2

IN BRIEF

In the heart of the historic center of Nantua, discover a character apartment nestled in an old building with colorful facades and authentic charm. Right from the entrance, you'll be seduced by the warm atmosphere: massive wood freestanding kitchen, cozy living bathed in light, tomatoes on the floor and harmonious volumes. The windows give on a typical inner court, a real screen of tranquility in the middle of downtown.

Steps from shops, restaurants and Lake Nantua, this property offers a sought-after living setting between dynamism and nature. Ideal for border workers, it benefits from a strategic location: quick access to the A40, Geneva and Switzerland in around 45 minutes.

A privileged location to reconcile quality of life, heritage investment and proximity with the Geneva job pool. A rare opportunity in the center of Nantua.

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

Nantua is a small, peaceful town in eastern France, surrounded by mountains and centered around the beautiful Lake Nantua, which shapes everyday life for its residents. Life there moves at a slower, more relaxed pace compared to large cities, with people often enjoying outdoor activities such as walking, cycling, and swimming by the lake. Schools in Nantua are community-focused and relatively small, allowing students to learn in a friendly and supportive environment where teachers know pupils personally. The town has local supermarkets, bakeries, and small shops that provide daily necessities, and many residents prefer these local businesses for their fresh products and personal service. Although Nantua is quiet, it remains well connected to nearby cities, giving residents access to larger services while maintaining a strong sense of community and a close connection to nature.

Co-owned building of 5 units
Provisional annual charges: 900€

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

LOCAL TAXES

Taxe foncière:	1460 EUR
Taxe habitation:	EUR

NOTES