



ANCENIS - Superb property of the middle of XIXème - 450 sq.m + dependency -
Park of 11 Ha.



SELLING PRICE : Sold

EMAIL : NANTESLABAULE@BARNES-INTERNATIONAL.COM

SOLE AGENCY

15 rue La Fayette
44000 Nantes



PHONE : +33272748930
nanteslabaule@barnes-international.com

14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES Nantes-La Baule proposes to you to 40 km of Nantes this superb property nestled in a park of 11 hectares. It comprises a magnificent house of 450 sq.m, several outbuildings converted into apartments, houses, offices and reception room. Main house: superb entrance, triple reception south on Office of Public Prosecutor. Floor 1: a clearing dessert 2 suites with private rooms of water, 2 big rooms, a splendid bathroom and 3 WC. Level 2 to be done up: clearing, 7 rooms among which 3 with chimneys able to receive 5 rooms, 1 office and several rooms of water. Undeveloped penthouses that can accommodate 3 rooms. Basement: a magnificent hunting room with beautiful woodwork and fireplace, a fitted and equipped kitchen, a WC, a cloakroom, a laundry room and 2 cellars. In the outbuildings: old stables equipped: - offices welcoming 4 rooms in good condition, a kitchen and a toilet - Apartment of approximately 60 sq.m duplex and in perfect condition comprising 1 entrance, 1 bedroom, a living room with open kitchen, a bathroom and a toilet. This apartment of 120 sq.m (about 1290 ft²), in a building of 4 floors contains 2 rooms including 1 bedroom, 1 bathroom and 1 toilet. It is equipped with a living room, with a balcony and with a parking lot. - A magnificent reception room ground in burgundy stone with mezzanine and large entrance on tomettes. - a house of about 90 sq.m currently rented. - a small orangery. The park of about 10 Ha. Includes a magnificent alley of lime trees leading to the property, an old closed kitchen garden of a beautiful stone wall, a private wood, a pond, grassland. CALM ABSOLUTE / MAGNIFICENT VIEW ON THE SURROUNDING CAMPAIGN / VERY CHARMING Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	450.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	25 rooms
NB de chambres:	10 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

Indice d'émission de gaz à effet de serre (GES) : ? kg CO₂/m².an

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