



CARQUEFOU - Beautiful 6 bedroom house with garden



SELLING PRICE : €699,000

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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 presents a beautiful family house of more than 191 m² on a plot of 855 m². Its dead end location in a sought-after area of Carquefou gives it the guarantee of a wooded, calm and preserved environment at the gates of all transport amenities, schools and shops. It consists of an entrance with cupboards, a very bright living room area opening onto a beautiful terrace, not overlooked, facing south-west, an independent kitchen with access to the garden, a scullery and laundry room, a bedroom and its adjoining bathroom. The 1st floor distributes 5 bedrooms, one of which has a tailor-made dressing room, as well as a large bathroom with a walk-in shower. Two garages complete this property. If the charm of its landscaped garden and the volumes of this house prove to be real assets, the calm which attaches to it and the ideal location will only end up seducing you. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1386€ ~ 1876€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	192.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,418.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 117kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,386.00 et \$1,876.00

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