



NANTES SOUTH LOIRE - 230sqm Property

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SELLING PRICE : €895,000

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SOLE AGENCY

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44000 Nantes



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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes presents this beautifully renovated contemporary house in La Chapelle Heulin. In a quiet, private setting, this property has a floor surface area of approx. 230 m<sup>2</sup>. The ground floor comprises an entrance hall, a vast double living room, a kitchen opening onto a lovely conservatory with a large living room, a bedroom, two offices and a utility room. Upstairs there is a master bedroom with dressing room and shower room, three double bedrooms and a shower room. The annexes include two garages for 4 cars, a heated swimming pool and a garden shed in beautifully landscaped grounds of 2,670 m<sup>2</sup>. Beautifully appointed: central vacuum cleaning, underfloor heating, double-glazed windows, air conditioning, etc. A rare property that would be perfect for a family looking for peace and quiet in the countryside. Agency fees payable by vendor

- Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1190€ ~ 1660€

# FEATURES

Type de bien:	House	Surface:	230.0 m <sup>2</sup>	Terrain:	2673.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,755.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 82kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,190.00 et \$1,660.00

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