



Nantes Erdre - Superb contemporary house facing the Erdre



SELLING PRICE : Sold

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44000 Nantes



PHONE : +33272748930
nanteslabaule@barnes-international.com

14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES Nantes offers on the banks of the Erdre, in La Chapelle-sur-Erdre, an architect-designed house of 337 m² on a plot of 5000 m². This exceptional property offers on the ground floor a large living room with direct access to a terrace, the garden and the river, a fitted and equipped kitchen, two bedrooms, one of which is a master suite with bathroom and dressing room; a storeroom, a boiler room, a laundry room and a workshop.

On the first floor there is a billiard room/library, two en-suite bedrooms each with their own shower room, one of which has a terrace and a study area.

You will be seduced by the volumes, the luminosity and the unobstructed view over the Erdre of this exceptional property 20 minutes from the centre of Nantes. Agency fees payable by vendor -

Montant moyen de la quote-part de charges courantes 3,000 €/yearly

FEATURES

Type de bien:	House	Surface:	336.53 m ²	Terrain:	-
Charges:	€3,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,500.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	4 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) : B 104kWh/m².year

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

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