



NANTES-SAUTRON- 320 sqm property

---



SELLING PRICE : €980,000

---

EMAIL : [NANTESLABAULE@BARNES-INTERNATIONAL.COM](mailto:NANTESLABAULE@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

---

15 rue La Fayette  
44000 Nantes



PHONE : +33272748930  
[nanteslabaule@barnes-international.com](mailto:nanteslabaule@barnes-international.com)

14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes presents in exclusivity at the gates of Sautron, a property of character established on 14000m<sup>2</sup> of land. In a quiet and bucolic environment, the gate opens onto a beautiful building dating from 1870 with a surface area of approximately 300m<sup>2</sup> and its outbuilding of 70m<sup>2</sup>. Very well maintained and bright, the house offers 3 receptions, a kitchen, 6 bedrooms, 3 shower rooms and a bathroom. The outbuilding consists of two beautiful rooms, a kitchenette and a toilet. A double garage, a chalet workshop, a boiler room, a pantry and a greenhouse complete this property located two minutes from the shops in Sautron and 30 metres from the school bus to Coueron. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 3250€ ~ 4450€

# FEATURES

Type de bien:	House	Surface:	319.88 m <sup>2</sup>	Terrain:	14000.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,697.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 rooms
NB de chambres:	6 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) : D 193kWh/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 \$3,250.00 et \$4,450.00

---

15 rue La Fayette  
44000 Nantes



PHONE : +33272748930  
[nanteslabaule@barnes-international.com](mailto:nanteslabaule@barnes-international.com)

14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen





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