



GUERANDE - HOUSE WITH INDOOR POOL



SELLING PRICE : €1,190,000

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15 rue La Fayette
44000 Nantes



PHONE : +33272748930
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14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES La Baule presents this beautiful contemporary house located in a prestigious estate between La Baule and Guérande. You will be seduced by the tranquility that emanates from this spacious and bright living room, featuring a fireplace and high ceilings, and its open kitchen. The house boasts a stunning glass area with an indoor saltwater heated pool that opens onto the garden. There are 4 bedrooms, including a master suite on the ground floor. A beautiful mezzanine on the upper floor provides space for a billiard area. There is also a large garage. The 1,800 sqm plot of land ensures privacy Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 575 €/yearly

FEATURES

Type de bien:	House	Surface:	258.12 m ²	Terrain:	1802.0 m ²
Charges:	€575.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,394.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : D 248kWh/m².year

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

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