



GUERANDE - House of 340 m2 with swimming pool

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SELLING PRICE : Sold

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SOLE AGENCY

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES La Baule offers you this magnificent property of character, entirely restored in 2021 by an interior decorator. Come and recharge your batteries in this haven of greenery, with its park of more than 2.7 Ha. This very beautiful living space of 90 m<sup>2</sup> includes a through and bright living room with a beautiful contemporary fireplace. The main walls are made of stone which gives it an extra soul. The large dining room allows you to receive your guests with ease. Open and bright kitchen. You enjoy, on the ground floor, two beautiful independent parental suites, including one of 53 m<sup>2</sup> which enjoys a magnificent panoramic view of the greenery and the swimming pool. Upstairs, enjoy two suites, 2 bedrooms, 2 bathrooms, and 1 bathroom. Outside, a swimming pool with its large exotic wood terrace of 170 m<sup>2</sup> will allow you to enjoy a dining area, the sun or relax under its pergola. Large 4-car garage with a workshop area, a carport for 2 cars, a technical room, a sheepfold complete the package. This property is located 7 minutes from Guérande, 8 minutes from the beaches of Mesquer and 13 minutes from La Baule.

Information on the risks likely to be exposed to this property is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Agency fees payable by vendor

# FEATURES

Type de bien:	House	Surface:	340.0 m <sup>2</sup>	Terrain:	27271.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,478.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 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 210kWh/m<sup>2</sup>.year

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

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