



GUERANDE - Superb contemporary villa of 350 sq.m with open view

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SELLING PRICE : Sold

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes-La Baule offers in GUERANDE, 300 m from the door of Bizienne this exceptional Contemporary Villa in an open-space spirit with views of La Baule. Distributed on 3 habitable levels all connected by a lift and fully to PMR standards, it consists on the main level of a 170 sq.m plateau including a living room of 96 sq.m with fireplace, a fitted open kitchen, a large office of 18 m<sup>2</sup>, a dressing room and an entrance. All bordered by a superb terrace of 80 sq.m facing south. On the same level, an independent sleeping area of 63 m<sup>2</sup> including a living room with kitchenette, a bathroom, a toilet and two bedrooms with wardrobes overlooking a terrace of 32 sq.m facing south-east. On the ground floor, a large hallway giving access to a technical room serves two garages for 3 cars, a laundry and a workshop on the one hand, and a space of 82 m<sup>2</sup> including a kitchen, a bathroom with WC and a large room that can accommodate rooms or space to create the same level as the heated outdoor pool and deck of 130 sq.m. On the floor, also served not elevator, a parental suite with dressingroom, TOILET, bathroom (shower and bath-tub) and a room overlooking a private terrace of 13 sq.m. The beautifully planted garden with a surface of 2900 sq.m includes several beautiful species of palm and olive trees, a pool 5X11 collapsible and heated facing south. ABSOLUTE CALM - CONFIDENTIAL - UNIQUE Agency fees payable by vendor

# FEATURES

Type de bien:	House	Surface:	350.0 m <sup>2</sup>	Terrain:	2942.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,879.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	3 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) : ? Not specified

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

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