



GUERANDE - Near Ramparts - New house

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SELLING PRICE : €450,000

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES presents this villa program to you. You will have access on foot to all the local shops and services within 5 minutes.

The houses are characterized by a harmonious ensemble between contemporary architecture and neo-Breton inspiration.

Designed to offer you a serene living environment, each house has refined and quality services with arrangements designed for the well-being and tranquility of everyone.

Thus, a pleasant atmosphere is declined there according to your desires by a wide choice of quality materials, solid parquet, tiles and earthenware, vanity unit with mirror and light strip. Extra-flat receiver, connections for household appliances, outdoor water point, etc.

Extending the living spaces, large openings bathe your interior in warm light. Beautiful private exteriors, wooden terrace, fenced and tree-lined gardens, inspire a pleasure of living. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 100 €/yearly

# FEATURES

Type de bien:	House	Surface:	95.23 m <sup>2</sup>	Terrain:	69.5 m <sup>2</sup>
Charges:	€100.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 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) : A -3kWh/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

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