



HERBIGNAC - SAINT LYPHARD - Family estate



SELLING PRICE : €1,290,000

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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

DESCRIPTION

BARNES La BAule presents this characterful family estate located in a quiet area near various tourist activities in the heart of Brière, an ideal place to welcome your family, organize receptions, or for a guesthouse project. This estate consists of two well-maintained houses on a landscaped enclosed plot of 2800 m² with a heated pool, tennis court, and outdoor barbecue. One of the houses features a 125 m² reception area and 4 bedrooms, while the second house includes 4 living rooms totaling 135 m² and 5 bedrooms, one of which is on the ground floor. There is also an outbuilding and two double garages. With a capacity of 20 beds, this charming and welcoming place offers numerous possibilities to enjoy unforgettable moments. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 3630€ ~ 4960€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	370.0 m ²	Terrain:	2800.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,499.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	14 rooms
NB de chambres:	7 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : F 361kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$3,630.00 et \$4,960.00

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