



LA BAULE - GRANDS HOTELS - Apartment 115m2 with a garden



SELLING PRICE : €850,000

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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 spacious apartment ideally located, offering single-level living with a private garden. The bright 47m² living room is south-facing and opens with multiple windows onto a beautiful terrace and a magnificent landscaped garden, allowing you to relax in a pleasant living environment during sunny days. Its functional layout provides two separate sleeping areas, ensuring complete privacy. An underground garage and a cellar complete this property. Its location in the Grands Hôtels district allows you to fully enjoy the amenities and attractions of La Baule Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 2,400 €/yearly

FEATURES

Type de bien:	Apartment	Surface:	115.0 m ²	Terrain:	-
Charges:	€2,400.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,847.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	2 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) : C 135kWh/m².year

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

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