



LA BAULE - Contemporary villa - swimming pool and wooded garden

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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 presents you exclusively 10 minutes walk from Avenue De Gaulle and its shops, as well as the market and 1 km from the seaside, this beautiful contemporary villa built in 2008. It benefits from a pretty raised garden, a swimming pool and a vast terrace of more than 50m<sup>2</sup> upstairs. Around its central patio with trees giving it an undeniable charm, unfold a living room, a living room, an open kitchen (and a scullery), a bioclimatic veranda space, but also a bedroom, a shower room, toilets separated and an office that can be used as a bedroom. Upstairs is a master suite with its shower room/toilet, as well as a living room (possibility of 4th bedroom) opening onto the large 50m<sup>2</sup> terrace. This modern villa benefits from all the current comforts: home automation, underfloor heating with reversible heat pump (cool in summer), double-glazed aluminum frames, electric shutters, sliding bay windows, equipped and fitted kitchen, Internet access by Fiber, electric gate, alarm, automatic watering, outdoor swimming pool heated by individual heat pump, tiled and heated garage of 30m<sup>2</sup>. A real favorite for this setting out of sight and in the calm of a residential area. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2022 : 1220€ ~ 1690€ - 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)

# FEATURES

Type de bien:	House	Surface:	140.0 m <sup>2</sup>	Terrain:	431.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,630.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -2kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,220.00 et \$1,690.00

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