



LA BAULE - BIRD DISTRICT - Renovated Bauloise villa

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SELLING PRICE : €1,788,000

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES La Baule presents to you, in the coveted Oiseaux district, a splendid completely renovated villa from 1956. With a surface area of almost 135 m<sup>2</sup>, you will benefit from two annexes with a surface area of approximately 35m<sup>2</sup>.

Its main living space, spacious and bright, opens harmoniously onto an elegant dining room and a fully equipped contemporary kitchen, including a space dedicated to meals.

The first floor is made up of three bedrooms, two of which have their own bathroom.

The property is enriched with two annexed master suites, offering space and privacy to their occupants.

A large terrace designed for relaxation and convivial moments, whether with family or friends.

The villa also benefits from a garage and a workshop.

This villa is an invitation to savor the best of La Baule, in an exceptional setting. Its prime location ensures a most pleasant daily life, with proximity to the market, beaches, and the train station.

Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1790€ ~ 2470€ - 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:	160.0 m <sup>2</sup>	Terrain:	300.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,806.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 239kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,790.00 et \$2,470.00

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