



GOLF LA BAULE - Superb cottage of 188 sqm. Magnificent view and direct access to the Golf course

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SELLING PRICE : Sold

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

New to BARNES Nantes-La Baule a charming thatched cottage with a private gate giving direct access to the prestigious La Baule Golf Course and within walking distance of the club house. Established in the middle of a beautiful raised garden of 2,998 sq.m, without opposite, you will be able to benefit from the swimming pool heated in all intimacy. Composed of an entry, of a vast part of life with chimney, of an independent kitchen equipped, and a parental continuation rez some of garden, this house is flooded of light of share its many openings. On the first floor there are a mezzanine, 3 rooms and a bathroom. Garage and electric portal. The ground comprises part of 500 sq.m constructible and detachable. Agency fees payable by vendor

# FEATURES

Type de bien:	House	Surface:	188.0 m <sup>2</sup>	Terrain:	2998.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,718.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	4 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) : C 139kWh/m<sup>2</sup>.year

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

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