



LA BAULE - Quartier Benoît - Villa 5 chambres



SELLING PRICE : Sold

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15 rue La Fayette
44000 Nantes



PHONE : +33272748930
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14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES La Baule offers a superbe, entirely renovated villa. The beautiful, luxury house boasts a well lit living room with a fireplace, a partly open plan, fully equipped kitchen, which feeds into the dining room. The bottom floor consists of a beautiful master bedroom as well as four additional bedrooms, ideal for welcoming family and friends. The property also consists of a charming access to a sunlit terrace. You will be charmed by the beautiful mineral design of the exterior spaces, sheltered from onlookers. A large garage and an interior parking space complete the property.

1,900,000 € Agency fees not included - Agency commission: 3.68%VAT included Agency fees payable by buyer - Montant moyen de la quote-part de charges courantes 2,880 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 150€ ~ 240€

FEATURES

Type de bien:	House	Surface:	194.0 m ²	Terrain:	396.0 m ²
Charges:	€240.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	to the buyer		

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) : B 87kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$150.00 et \$240.00

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