



LA BAULE CASINO - Remarkable listed historic villa



SELLING PRICE : Sold

EMAIL : NANTESLABAULE@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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 offers you an exclusive offer in the Casino district, 200m from the beach, this historic villa set in a wooded garden of 2000 M2. This remarkable villa, classified as a La Baule Heritage site, comprises 5 rooms on the ground floor, a kitchen, a dining room, a double living room and an office on the 1st floor. On the 2nd floor you will find 4 bedrooms, a dressing room and 3 shower rooms. The attic of this villa can be converted. A garage completes this property. An annex house can be built in the garden. You will be surprised by the charm of this villa, its volumes, its sea view and the size of its garden. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	203.02 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,659.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -3kWh/m².year

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

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