



LA BAULE ESCOUBLAC - Contemporary house of 221 m² with swimming pool



SELLING PRICE : Sold

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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 NANTES-LA BAULE presents this contemporary house of 221 m² with a terrace of 100 m² with heated pool. The raised environment of 1 903 m² makes it possible to benefit from the calm while being close to the market town of Baule Escoublac (1,5 km). Large room of life, bright, full south of 54 m² with large bay windows. HSP of 2m70. Fireplace corner. Kitchen fitted and equipped with a scullery and corner lingerie. Master bedroom with dressing room and large bathroom, bath, shower and vanity. On the floor a vast space office / billiard / library of 32 m² with balcony overlooking the greenery. 2 bedrooms with a bathroom and toilet and a leisure room complete the whole. House with home automation with shutter control, pool automation, geothermal on the ground floor and 1st floor, heat pump, central vacuum, automatic watering, alarm. Possibility to develop the attic, wood floor, area twice 40 m² on the ground. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	221.0 m ²	Terrain:	1903.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : B 80kWh/m².year

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

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