



LA BAULE - Historical villa - 8 bedrooms



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 presents one of the first villas in La Baule les Pins, built in 1926 by the architect Adrien Grave and located 300 meters from the beach. This villa, listed as part of the La Baule heritage, benefits from the calm of the neighborhood and to take advantage of it a large open and tree-lined garden of more than 800 m² facing South East and West. Villa Abjamico comprises on the ground floor 4 bedrooms, 3 shower rooms and a large laundry room. On the ground floor, a large entrance hall, a bright living room opening onto the south-facing terrace, a long and bright kitchen, 2 bedrooms and a shower room/wc as well as a guest toilet. On the upper level are 2 bedrooms with their water points and 1 shower room/wc. 1,700,000 € Agency fees not included - Agency commission: 4%VAT included Agency fees payable by buyer - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 4420€ ~ 6030€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	220.82 m ²	Terrain:	819.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,541.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	8 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) : F 342kWh/m².year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:
entre \$4,420.00 et \$6,030.00

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



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