



Villa Bauloise - Quartier des Oiseaux



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 to you, in exclusivity, in one of the most sought-after areas of La Baule, this historic Art Nouveau villa built in 1925 located a few steps from the market and the beach. The charm is immediately apparent as soon as you enter this garden of nearly 1000 m². The villa currently includes a large entrance, a double reception opening onto a spacious enclosed veranda and a living room. These three rooms have beautiful fireplaces and the floors decorated with cement tiles and original parquet flooring recall the charm of the Roaring Twenties. A spacious kitchen completes this level. The first floor, accessed by a staircase, distributes four bedrooms, two of which have generous volumes with a balcony opening on to the garden. A bathroom as well as an original shower room decorate the whole. Large attic space as well as the garden level can be converted. A closed garage then an independent studio complete this property. Works are to be foreseen so that this villa finds all its splendour. A renovation project is already at your disposal in our agency. Agency fees payable by vendor - 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:	230.0 m ²	Terrain:	980.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,574.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -1kWh/m².year

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

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