



LA BAULE CENTER - TYPICAL ANCIENT VILLA

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SELLING PRICE : Sold

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SOLE AGENCY

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44000 Nantes



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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES La Baule presents you in one of the most sought-after districts of La Baule, this historic villa built in the early 20th century and located a few meters from the beach. A mix of a medieval style and a Belle Epoque seaside style, this villa will seduce you with its charm. On three levels, it includes an entrance hall, a large lounge, a dining room, a kitchen, seven bedrooms, four shower rooms, attic space that can be converted and three cellars. You will also appreciate the original parquet floors, the magnificent coffered ceilings, the balconies and terraces and the bow window. The charm immediately comes into play as soon as you enter this 1000 sqm<sup>2</sup> green setting. Work is to be done to restore this villa to its former glory. EXCEPTIONAL HOUSE! 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](http://www.georisques.gouv.fr)

# FEATURES

Type de bien:	House	Surface:	240.0 m <sup>2</sup>	Terrain:	1140.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	7 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 24kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : ? kg CO<sub>2</sub>/m<sup>2</sup>.an

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