



LA BAULE - CENTER - New 5 bedroom villa with swimming pool



SELLING PRICE : €2,766,000

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 exclusively, this exceptional new villa of approximately 235 m², nestled in a popular residential area, a few steps from the train station and shops. Built on three levels and equipped with a swimming pool, it is offered for sale off-plan (VEFA), guaranteeing unparalleled privacy. The home is distinguished by a spacious living room, an elegant kitchen, a bright veranda, and five master suites, designed to merge classic comfort and contemporary elegance. Natural light floods the living spaces, highlighting the luxury finishes and choice materials. With the possibility of personalizing the layouts, this property adapts perfectly to your preferences. A garage completes this rare property. For connoisseurs of refinement and modernity, this villa is a promise of well-being. Delivery scheduled for summer 2025, benefiting from reduced notary fees. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	235.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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) : ? Not specified

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

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