



LA BAULE - Suberbe villa of 350 sqm in the Garden district

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SELLING PRICE : Sold

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

Barnes Nantes-La Baule offers this property of character, bright and spacious, enjoying a privileged location, ideally located in the heart of the resort, 5 minutes walk from the beach, market and train station. Built on a flat landscaped plot of 1200 sqm, facing south, this charming residence offers a living area of about 350 sqm with great privacy. It offers a very spacious living/dining room with fireplace, a fully equipped kitchen, a study, a billiard room, a television room, 6 bedrooms with bathroom or shower room, laundry room and boiler room complete the layout. A large garage, a spacious and shady terrace hidden from view. A very beautiful property with high quality materials, in a quiet and rare environment. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 3,200 €/yearly

# FEATURES

Type de bien:	House	Surface:	350.0 m <sup>2</sup>	Terrain:	-
Charges:	€3,200.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,000.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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](http://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 CO<sub>2</sub>/m<sup>2</sup>.an

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