



LA BAULE - Contemporary villa

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SELLING PRICE : €1,470,000

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES La Baule offers you an architect-designed villa built in 2016, combining finesse, modernity and refinement on two levels. You are welcomed through an entrance revealing top-quality materials, opening onto a bright living room with an elegant gas fireplace, the promise of convivial moments. The kitchen, modern and equipped, meets the requirements of functionality without sacrificing aesthetics. A master suite, a true sanctuary of serenity, completes the ground floor. The first floor offers an office, a guest bedroom with private bathroom, and a second master suite enriched with a dressing room and a bathroom and shower cubicle, raising the standard of living. Outside, the landscaped grounds offer the ideal space for a swimming pool, while a terrace surrounds the house, inviting you to relax and relax in the open air.

The double garage reinforces the exclusive character of this property.

This home is an ode to luxury and comfort, designed for an elegant and peaceful lifestyle. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1120€ ~ 1580€

# FEATURES

Type de bien:	House	Surface:	213.0 m <sup>2</sup>	Terrain:	1140.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	3 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) : B 72kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,120.00 et \$1,580.00

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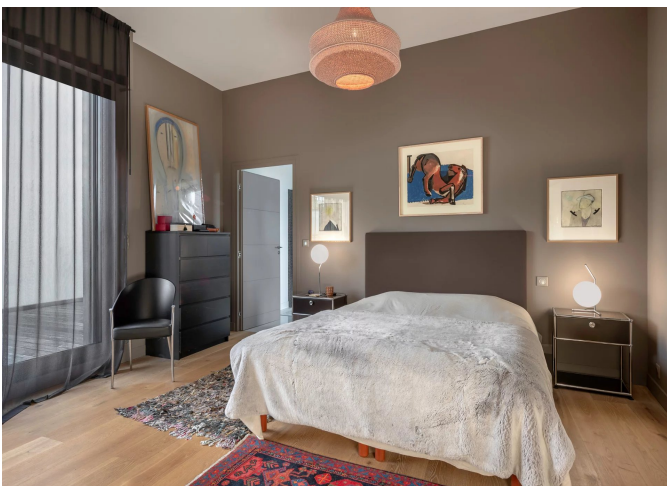
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