



LA BAULE - Quiet town center - Renovated 3 bedroom villa



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 you exclusively near the train station, shops on the avenue De Gaulle and the beach, this charming historic Bauloise villa, completely renovated in 2017. On one level, the villa offers a bright living room, overlooking a the south-facing patio out of sight. A fitted and equipped kitchen open to the living room. A bedroom on one level and its adjoining shower room, as well as an attic bedroom upstairs. Two toilets, two large closets and a second shower room complete the main house. A laundry room, a bedroom and a storage room (bike room and garden furniture) further enhance this property. You will benefit from underfloor heating, the best insulation and beautiful frames. This property is decorated with a quiet and well exposed exterior to receive family and friends around the barbecue / outdoor fireplace as well as two parking spaces. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 1,500 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1120€ ~ 1560€

FEATURES

Type de bien:	House	Surface:	91.76 m ²	Terrain:	258.0 m ²
Charges:	€1,500.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,260.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 198kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,120.00 et \$1,560.00

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