



LE POULIGUEN - TOWN CENTER - T5 WITH TERRACE

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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 le Pouliguen presents this beautiful fully renovated duplex apartment of 106 m<sup>2</sup> including a beautiful bright living room with its fitted and equipped kitchen, as well as a second living room.

Very beautiful green terrace of approximately 40 m<sup>2</sup> secured surrounded by stone walls in the heart of the city allowing you to enjoy the sun while being quiet. You benefit from 2 bedrooms and 2 sleeping areas, 1 bathroom, 1 shower room, 2 toilets.

Lots of charm for this favorite apartment where you will do everything on foot. Small condominium.

Shared cellar for bicycles. Free parking near the apartment. Agency fees payable by vendor -

Montant moyen de la quote-part de charges courantes 600 €/yearly

# FEATURES

Type de bien:	Apartment	Surface:	106.71 m <sup>2</sup>	Terrain:	-
Charges:	€150.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	4 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) : E 268kWh/m<sup>2</sup>.year

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

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