



LE POULIGUEN - NEAR PENCHATEAU - Contemporary house



SELLING PRICE : €988,000

EMAIL : NANTESLABAULE@BARNES-INTERNATIONAL.COM

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 Le Pouliguen presents this contemporary house from 2003 with generous volumes built with quality materials. The beach and shops are easily accessible. The house consists of a large living room of more than 80 sqm with numerous openings making it very bright and opening onto a beautiful south-facing terrace with landscaping. You benefit from a beautiful kitchen of 14 sqm and scullery communicating with the garage. Single storey room with bathroom and toilet. Upstairs you benefit from a beautiful master suite with dressing room and a large bedroom with closet. Shower room and bathroom with toilet. A garage completes the whole. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	174.0 m ²	Terrain:	480.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,773.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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) : C 159kWh/m².year

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

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