



LE POULIGUEN - PENCHATEAU - Large family villa

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SELLING PRICE : €998,000

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EMAIL : [NANTESLABAULE@BARNES-INTERNATIONAL.COM](mailto:NANTESLABAULE@BARNES-INTERNATIONAL.COM)

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15 rue La Fayette  
44000 Nantes



PHONE : +33272748930  
[nanteslabaule@barnes-international.com](mailto:nanteslabaule@barnes-international.com)

14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Le Pouliguen presents this pleasant family home located in the coveted area of Penchâteau and approximately 120 meters from the sea. With beautiful volumes and a pleasant height under ceiling, this house offers you a possible life on the ground floor with a bedroom and a bathroom on the ground floor as well as a privileged living environment, particularly thanks to its garden hidden from view. On the first floor you can discover a landing serving 5 bedrooms, a bathroom and a toilet. The upper floor also has a long balcony and a terrace with a sea view. Finally, on the 2nd floor, you will benefit from a landing leading to 2 bedrooms and a bathroom. Beautiful land of 934m<sup>2</sup>, accompanied by an outbuilding.

Work is to be planned. Agency fees payable by vendor - 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)

# FEATURES

Type de bien:	House	Surface:	247.0 m <sup>2</sup>	Terrain:	934.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,606.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 rooms
NB de chambres:	8 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 283kWh/m<sup>2</sup>.year

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

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