



MAUVES SUR LOIRE - Beautiful house of 240 m²



SELLING PRICE : €785,000

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 Nantes offers you exclusively in Mauves sur Loire this superb house of 240 m² of living space located close to shops and services and 16 km from Nantes. The house includes on the ground floor an entrance, a large living-dining room of 60 m² with fireplace opening onto a large terrace and the 3,000 m² garden, a large kitchen with fireplace and a master suite. On the 1st floor you will benefit from a large mezzanine and two beautiful bedrooms, each with their own bathroom. A double garage and a heated outdoor swimming pool complete this property. You will appreciate the geographical location of the house, its contemporary design, its volumes, the pleasant garden with trees and not overlooked overlooking the Loire Valley, allowing ideal family life. 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

FEATURES

Type de bien:	House	Surface:	240.0 m ²	Terrain:	3000.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,800.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 157kWh/m².year

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

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