



NANTES- SOUTH OF LOIRE - Exceptional property set on 24 hectares



SELLING PRICE : €3,200,000

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 present in exclusivity this exceptional property located in the heart of the vineyards, less than 30 minutes from Nantes. This amazing property, in excellent condition consist of a superb 18th century mansion carefully renovated in keeping with tradition, and four highly renovated outbuildings, which can be used as guest houses . The property has no fewer than 12 bedrooms and a dormitory, all with en suite bathrooms, a fully-equipped kitchen in each of the four houses, splendid lounges where everything has been designed to the best French art de vivre. Majestic reception areas, where every detail has been thought of, are available both indoors and outdoors.

You can only be seduced by this magical setting of more than 24 hectares bordered by vines, woods and rivers, a stunning swimming pool and a pool house. A MUST SEE . Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 4760€ ~ 6510€ - 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:	-	Terrain:	240000.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,600.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	23 rooms
NB de chambres:	-	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 274kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$4,760.00 et \$6,510.00

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