



CLOSE TO NANTES - Exceptional architect's villa of 1200 sq.m

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SELLING PRICE : €4,500,000

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes-La Baule offers you exclusively this exceptional property 20 minutes from Nantes. This architect's villa is composed in the ground floor of an entrance, a done up kitchen equipped in open-space as well as a vast space of reception overlooking a terrace overlooking the Erdre. The floor offers three rooms and their bathroom / room of privatory water. Possibility of an additional bedroom. Relaxation areas with a sublime swimming pool, a spa and a fitness room. Very large basement that can accommodate several cars and a boat. Numerous tidying up (cupboards, dressing ...). Exceptional services and materials. Agency fees payable by vendor

# FEATURES

Type de bien:	House	Surface:	800.0 m <sup>2</sup>	Terrain:	12000.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	-	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) : B 75kWh/m<sup>2</sup>.year

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

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