



NANTES CENTRE VILLE - 130 m<sup>2</sup> contemporary house

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SELLING PRICE : €799,900

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes offers this charming house in absolute calm, in the immediate vicinity of Place Aristide Briand, for office use.

Fitted out in 2019 with top-of-the-range materials, this property is located in a fully-secured condominium. A small garden leads to the spacious living room with open, fitted and equipped kitchen and access to a west-facing terrace. The 1st floor features an office, two bedrooms and a shower room. The 2nd floor features a large through-plan, with the possibility of creating a master suite with a shower room. Close to all amenities, this property also benefits from a parking space. Two additional parking spaces are available. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 1,104 €/yearly

# FEATURES

Type de bien:	House	Surface:	130.95 m <sup>2</sup>	Terrain:	40.0 m <sup>2</sup>
Charges:	€1,104.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,177.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

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

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