



NANTES - ERAUDIÈRE - 175 sq.m family house on the banks of the river Erdre



SELLING PRICE : Sold

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-La Baule offers you exclusively this family home in the immediate vicinity of the Erdre, in lush greenery, 10 minutes from the center of Nantes. This property in perfect condition will seduce you with its ground floor consists of a beautiful entrance, a large living room (living room-dining room) with cathedral ceiling, open on 2 large terraces and a lovely landscaped garden, kitchen open, wc, a room on one level with its bathroom, many closets, 2 garages, storeroom. The first floor includes a mezzanine-office overlooking the living room, 3 bedrooms, a bathroom, wc, many cupboards, loft suitable for conversion above. Absolute calm assured. Nearby supermarket and city bus. Nice benefits: automatic watering with drilling, chimney with recovery and distribution of heat, shelter of garden. Garden piscinable. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	175.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,693.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 133kWh/m².year

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

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