



NANTES-MONSELET - 5 BEDROOM HOUSE



SELLING PRICE : €1,545,000

EMAIL : NANTESLABAULE@BARNES-INTERNATIONAL.COM

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 a private mansion ideally located in Monselet and in excellent condition. This 8-room property consists of an entrance hall, elegant reception rooms with wood panelling and fireplaces, opening onto the terrace and garden, and a top-of-the-range fitted and equipped kitchen. The first floor consists of three beautiful bedrooms each with their own shower room, while the second floor offers two bedrooms, a shower room and a large games room/office area. In the basement there is a boiler room, a laundry room, a cellar and a workshop. A terrace, a solarium, a nicely landscaped garden and a garage for two cars complete this rare property for sale. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 2689€ ~ 3639€

FEATURES

Type de bien:	House	Surface:	267.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,443.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	5 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 160kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,689.00 et \$3,639.00

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