



NANTES / CANCLAUX - Superb family house of 290 sqm with garden

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SELLING PRICE : Sold

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44000 Nantes



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[nanteslabaule@barnes-international.com](mailto:nanteslabaule@barnes-international.com)

14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Poulguen

## DESCRIPTION

BARNES Nantes-La Baule offers you in the heart of the Canclaux district this superb family house of 290 sqm. Entirely renovated by an architectural firm of Nantes, it combines the charm of the old and a contemporary decoration. On the ground floor: a beautiful lounge with fireplace and dining room on stone terrace and garden facing South-West, a contemporary kitchen fully fitted and equipped with central island on original cement tiles, a home cinema room, a laundry room with access to the garden. On two floors: 6 large bedrooms including a master suite with garden bedroom, dressing room and private shower room, bathroom, 2 other shower rooms. Large walled stone garden of over 600 m<sup>2</sup> fully wooded without any vis-à-vis and enjoying an ideal orientation. Absolute calm in the city centre. Basement: 3 garages with electric doors and a workshop. Very nice services (wood interior shutters + electric roller shutters, new condensing boiler, hot water in closed circuit, alarm, electricity in good condition). Close to all shops, transportation, schools and downtown on foot. For any information request and/or visit please contact the agency BARNES Nantes-La Baule. Agency fees payable by vendor

# FEATURES

Type de bien:	House	Surface:	290.0 m <sup>2</sup>	Terrain:	620.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,700.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	6 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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