



NANTES- Exceptionnal property with swimming pool



SELLING PRICE : €1,890,000

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44000 Nantes



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14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES Nantes present an exceptional house set back from the street in the Perverie / rond-point de Rennes district. Offering 10 main rooms and more than 300m², this contemporary house has been completely renovated using top-of-the-range materials and opens onto a terrace and landscaped south-facing garden with swimming pool. On the ground floor, you will find a generously proportioned room housing the kitchen, dining room and living room with fireplace, a master bedroom with dressing room and bathroom, a utility room and a study. Upstairs there are 4 bedrooms, a games room, a bathroom and a shower room. The basement includes a home cinema, a games room with kitchenette, a double garage and a wine cellar. Finally, the plot to the rear of the house offers great potential for parking or a play area. A rare property for sale Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 2180€ ~ 2980€

FEATURES

Type de bien:	House	Surface:	340.0 m ²	Terrain:	1300.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,217.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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 121kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,180.00 et \$2,980.00

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