



NANTES Monselet : Magnificent private mansion in the heart of the city

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SELLING PRICE : €2,496,000

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES NANTES exclusively offers you this exceptional mansion dating from the beginning of the 20th century, located in the very popular district of Monselet. Decorated with sculpted pediments inspired by the end of the 18th century, and built with Richemont stones, it offers more than 360 m<sup>2</sup> of living space, with a 400 m<sup>2</sup> garden facing south. It comprises three habitable levels. On the ground floor, a magnificent entrance gallery serves the two large reception rooms, as well as an office, a dining kitchen and leads to a majestic wrought iron staircase with ornaments. Perfectly suited for everyday life, this property offers on the 1st floor three spacious bedrooms with three private bathrooms. You will also find a large storage capacity (cupboards and dressing rooms). On the 2nd floor, a plateau of approximately 135m<sup>2</sup> is to be renovated: it will make it possible to create several bedrooms and bathrooms. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 6330€ ~ 8620€ - 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)

# FEATURES

Type de bien:	House	Surface:	359.71 m <sup>2</sup>	Terrain:	385.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,370.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 rooms
NB de chambres:	8 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 311kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$6,330.00 et \$8,620.00

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