



NANTES SUD - 19th century property with landscaped garden and swimming pool

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SELLING PRICE : €1,690,000

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SOLE AGENCY

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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 offers you, in a quiet area on the banks of the Sèvre, this superb bourgeois house which benefits from an idyllic setting, a few minutes from Nantes. Made up of 8 main rooms, this residence of nearly 250m<sup>2</sup>, combining old-world charm and modern comfort, opens onto a landscaped garden facing southwest. On the ground floor, the entrance leads to, on the one hand, the dining room and the kitchen fitted and equipped with high-end materials and on the other hand, a large living room with fireplace. On the 1st floor there are two beautiful, bright suites, each with a private bathroom area. On the second floor, a landing serves three bedrooms, a lounge area, a bathroom with toilet and an attic. The basement, for its part, has a boiler room, a laundry area, a cellar and a workshop. Access to each level can be envisaged by the staircase or by the elevator, a real “plus” in the organization of this property. Two garages and an independent workshop complete this exceptional property. If the character and comfort of this house prove to be real assets, the landscaped garden with its orchard overlooking the property and the swimming pool with its pool-house area will only continue to seduce you. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 3,500 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 5040€ ~ 6900€ - 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:	248.0 m <sup>2</sup>	Terrain:	3083.0 m <sup>2</sup>
Charges:	€3,500.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,527.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 270kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$5,040.00 et \$6,900.00

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