



NANTES - PROCÉ - 4 bedrooms houses

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SELLING PRICE : €849,000

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SOLE AGENCY

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes offers you exclusively this beautiful house with the charm of the 1960s, in the immediate vicinity of the Procé park. You will be seduced by the bright and warm living spaces, the closed kitchen and the patio. On the first floor you will find three bedrooms, an office and a family bathroom. On the second floor, an independent space can be dedicated to a games room for children or a bedroom with an additional shower room. A garage, double parking on the land and several storage spaces enhance this set.

Come and discover this house located in the highly sought-after and dynamic district of Procé where life is made easier by its proximity to shops, transport and schools. Agency fees payable by vendor

# FEATURES

Type de bien:	House	Surface:	148.56 m <sup>2</sup>	Terrain:	419.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,616.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 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) : E 292kWh/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

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