



NANTES TORTIERE - MAISON de 6 CHAMBRES



SELLING PRICE : Sold

EMAIL : NANESLABAULE@BARNES-INTERNATIONAL.COM

SOLE AGENCY

15 rue La Fayette
44000 Nantes



PHONE : +33272748930
nanteslabaule@barnes-international.com

14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES Nantes offers in the Tortière area a beautiful 6 bedroom house in addition to a large independent studio. Located in a calm and residential street, very close to the Erdre and schools, this well designed property, dating back from the 70s, is composed of: an entrance, a reception room opening onto the terrace and the garden, a large, outside facing kitchen and a utility room. The first floor includes 4 bedrooms with one containing a shower room, and a bathroom. The second floor contains a parental suite with a landing, a bedroom, an office and a shower room. In addition, the house contains a garage and a 39.9m² studio with a small kitchen and a shower room, with an independent access, which is ideal to rent out or for a self employed profession. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 2920€ ~ 4000€

FEATURES

Type de bien:	House	Surface:	239.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,277.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	7 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) : E 275kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,920.00 et \$4,000.00

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