



NANTES PERVERIE - 5 bedroom character house with garden and beautiful outbuilding

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SELLING PRICE : €1,350,000

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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 a very beautiful house of character ideally located in the heart of the La Perverie sector. This property with undeniable character offers, first of all, a main house composed of a beautiful bright entrance, a living room, a fitted and equipped kitchen opening onto the terrace and the landscaped garden. The 1st floor distributes 3 beautiful bedrooms with parquet floors and a bathroom, while the 2nd floor offers two bedrooms, one with a mezzanine and a bathroom. Secondly, an outbuilding conducive to a professional activity, to any possible rental project or quite simply to allow you to receive families and friends. This house consists, on the ground floor, of a kitchen and laundry area and an office. On the 1st floor, a beautiful living space equipped with a kitchen and a bathroom. On the 2nd floor, a fitted office. A courtyard allowing parking for more than three cars and a landscaped garden with ideal exposure complete this exceptional property. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1910€ ~ 2620€ - 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:	240.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,450.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 186kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,910.00 et \$2,620.00

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