



NANTES- SAINT DONATIEN- Family house 6 bedrooms with pool

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SELLING PRICE : Sold

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES NANTES offers this beautiful family home located in a quiet street, close to the École Blanche de Castille. A house of character that will seduce you with its great brightness, its beautiful volumes and its landscaped garden with heated pool without vis-à-vis of about 1000m<sup>2</sup>. Built on 4 levels, you will find a living area including a living room/living room with fireplace, a dining kitchen overlooking a WEST exposed wooden terrace, 6 bedrooms, a beautiful games room (which can easily be converted into additional bedrooms with water), 3 bathrooms and toilet on each level. Complete basement with garage. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 3300€ ~ 4540€

# FEATURES

Type de bien:	House	Surface:	219.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,352.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	6 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) : D 247kWh/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 \$3,300.00 et \$4,540.00

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