



NANTES- ORVAULT PETIT CHANTILLY - 4 Bedroom house

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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 present in Orvault, the Petit Chantilly area, a lovely house in a green setting overlooking the Cens. This light-filled house is sheltered from the public eye and offers more than 1000m<sup>2</sup> of beautifully landscaped grounds. The ground floor consists of an entrance hall, a fitted and equipped kitchen, a living room and a sitting room, all opening onto a terrace of about 50m<sup>2</sup>, and a bedroom with shower room. The first floor has a shower room, three bedrooms including a master suite with a large bathroom and dressing room. The basement takes up the entire surface area of the house and houses a large garage, a laundry room, a cellar, a games or sports room. A must see! Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1640€ ~ 2250€

# FEATURES

Type de bien:	House	Surface:	184.0 m <sup>2</sup>	Terrain:	1000.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,378.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 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) : C 140kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,640.00 et \$2,250.00

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