



ORVAULT - PETIT CHANTILLY - Beautiful 6 bedroom house with garden



SELLING PRICE : €995,000

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44000 Nantes



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14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES Nantes presents a beautiful family home of 240 m² in the Ile de France style on a plot of over 1580m². Its location with direct access to the Morlière river gives it the guarantee of a preserved environment at the gates of all the amenities of transport, schools and shops. It consists of an entrance hall, a living room crossing and opening onto a beautiful terrace overlooking the garden, without vis-à-vis, facing south-west, a kitchen semi open to the living space. dining room, a scullery, an office adjoining a storage space and a water point allowing the possibility of a 7th master bedroom. The 1st floor distributes 6 bedrooms including a master suite with bathroom, a bedroom with private shower room, several storage cupboards and a 3rd bathroom with bath and shower. The 120 m² basement on the ground floor has a laundry room, a workshop, a cellar, a games room and a double garage. If the charm and the volumes of this house prove to be real assets, the calm that attaches to it and the ideal location can only end up seducing you. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 60 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3550€ ~ 4850€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	238.43 m ²	Terrain:	-
Charges:	€60.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	7 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 247kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$3,550.00 et \$4,850.00

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