



PORNICHET - FACING THE SEA - Apartment with terrace

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SELLING PRICE : €748,800

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES La Baule presents this magnificent 70 m<sup>2</sup> apartment, unique on the bay in its character and history. Located in an emblematic 19th century building, you will immediately be seduced by its volumes and its ceiling height of more than 4 meters. Its large openings offer you clarity and a breathtaking view of the sea.

The apartment offers a large living room with a fully equipped fitted kitchen, as well as its two sleeping areas on the mezzanine floor. A private terrace reminiscent of the charm of a bandstand will enchant your long summer evenings to the sound of the waves.

Through its renovation, the owners took care to preserve its character and history.

A private parking space completes this property.

This apartment is ideal for fully enjoying the beauty of the coast and its activities.

Possibility of acquiring in addition a garage and two studios, each with their own private parking.

Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 996  
€/yearly

# FEATURES

Type de bien:	Apartment	Surface:	69.0 m <sup>2</sup>	Terrain:	-
Charges:	€83.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€514.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	2 rooms
NB de chambres:	1 bedroom	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) : E 313kWh/m<sup>2</sup>.year

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

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