



PORNICHET - TOWN CENTER - Art deco style 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 La Baule presents this charming art deco style house located in the city center of Pornichet. Completely renovated in 2016. Close to the train station, shops and the beach and in a festive street near a wine bar, a night bar. A lawn area and stone terrace will allow you to enjoy a meal outside. This house on 3 levels of 40 m<sup>2</sup> opens onto a living room of 35 m<sup>2</sup> opening onto a balcony. Upstairs, 2 bedrooms and an office that can be used as an extra bedroom. In rdj a type T2 layout will allow you to receive your friends or family in complete independence. The house has 3 shower rooms and 3 toilets. Possibility to park a car in the entrance to the land. Automatic gate. Garden sheds to store tools and bicycles. Agency fees payable by vendor

# FEATURES

Type de bien:	House	Surface:	120.0 m <sup>2</sup>	Terrain:	203.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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 176kWh/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

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