



PORNICHET - Contemporary house of 168 sqm with 5 bedrooms and beach walk

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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-La Baule offers this beautiful contemporary villa located 1 km from the center of Pornichet and 400 meters from the beach. A vast room of life bathed in light proposes in open space a modern kitchen with a long integrated table to receive your guests. A sitting area and a master suite with dressing room and bathroom complete the set. A large south-facing terrace with its olive tree allows you to make the most of the maintenance-free exterior and a jacuzzi corner transports you to a Zen atmosphere. Upstairs you will find four beautiful rooms with south-facing balcony and shower room, wc . Underfloor heating, electric closures, sliding bays, carport and a shed. Agency fees payable by vendor

# FEATURES

Type de bien:	House	Surface:	168.01 m <sup>2</sup>	Terrain:	406.5 m <sup>2</sup>
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,156.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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) : A 42kWh/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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