



PORNICHET - GOOD SOURCE - House with its feet in the water



SELLING PRICE : €1,840,000

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SOLE AGENCY

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44000 Nantes



PHONE : +33272748930
nanteslabaule@barnes-international.com

14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES La Baule exclusively offers you a rare pearl facing the sea: a charming residence located directly on the beach of Bonne Source in Pornichet, established on a plot of 1300 m². Equipped with a bright, double living room, this house opens onto a large south-facing terrace, ideal for moments of relaxation and sharing. Its semi-open kitchen combines functionality and conviviality. It has three bedrooms, two of which offer stunning sea views. The property further presents an excellent extension opportunity, offering the possibility to personalize and expand the living space according to your preferences. Seize this unique chance to acquire a true corner of paradise in Pornichet. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1540€ ~ 2140€

FEATURES

Type de bien:	House	Surface:	75.65 m ²	Terrain:	1349.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€927.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 315kWh/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 \$1,540.00 et \$2,140.00

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