



GOLF DE LA BAULE - House of 2003 with swimming pool



SELLING PRICE : Sold

EMAIL : NANTESLABAULE@BARNES-INTERNATIONAL.COM

15 rue La Fayette
44000 Nantes



PHONE : +33272748930
nanteslabaule@barnes-international.com

14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES Nantes-La Baule presents you this beautiful house full of charm of 2003 giving an access to the golf course of La Baule close to its Club House. Located in the heart of a green garden of 2400 m², the house has a large bright and sunny living room of 64 m² with many windows and a cathedral ceiling. The terrace of 71 m² allows to fully enjoy the pool throughout the summer. A large master bedroom of 25 m² with dressing room and bathroom / shower allows to maintain complete independence. Upstairs are two bedrooms with a shower room and a toilet. An extra bedroom and an office complete the package. The comfort of this house is also characterized by its geothermal underfloor heating, its many storage spaces, a garage of 34 m² and a construction made of bio'bric which gives it a high DPE classified B. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	230.0 m ²	Terrain:	2400.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,150.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 77kWh/m².year

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

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