



SAINT ANDRE DES EAUX - GOLF - House with swimming pool



SELLING PRICE : €1,680,000

EMAIL : NANTESLABAULE@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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 La Baule presents to you exclusively, located in a closed domain, this 460m² house, completely renovated and modernized, offering a unique living space.

On the ground floor, the house is made up of a beautiful living space with triple exposure opening onto the terrace, on the opposite side a master suite and a large playroom. The upper floor accommodates a master bedroom with balcony, bathroom and large dressing room, a master suite, two bedrooms, a bathroom/shower hammam.

Additional surface area in the basement, fitted out with a reading room, a billiard room, a cinema room and a temperate wine cellar. On the garden level under the veranda a SPA area.

The landscaped garden of approximately 4100m² accommodates a brazier area, a pergola and a heated swimming pool, which will allow you to receive friends or family in this wooded and landscaped outdoor space.

A double garage, two garden sheds complete this property. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 400 €/yearly - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques :

www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	247.15 m ²	Terrain:	4106.0 m ²
Charges:	€400.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 96kWh/m².year

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

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