



SAINT-BREVIN-LES-PINS - Close to the beach, superb neo-basque style villa



SELLING PRICE : Sold

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 you, in exclusivity, this magnificent neo-basque style villa, entirely restored in 2018, nestled in the heart of the trees and a stone's throw from the beach. Set on a plot of over 1300m², in a quiet location, it comprises, on the ground floor, an entrance hall with cloakrooms, a living room with fireplace and a dining room, a top-of-the-range fitted kitchen and a master suite with its bathroom and shower. The first floor benefits from four very large bedrooms with their private bathroom and a lounge area. The basement with garage, laundry room, cellar and play area complete the villa. The numerous openings in the living rooms provide plenty of light and a cosy atmosphere thanks to the wooded surroundings. The large terraces around the house and its jacuzzi are a real asset for the beautiful summer evenings. For your comfort, high quality services, alarm, electric gate. You will love it. Agency fees payable by vendor - 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:	245.0 m ²	Terrain:	1326.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,843.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 127kWh/m².year

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

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