



SAINT SEBASTIEN SUR LOIRE - Historic property from 1800 renovated in the heart of a wooded park



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 offers you this exclusive historical property classified in the Nantes Heritage. The countryside in the city! Located in a listed park of 3150m² entirely enclosed by walls, this vast property of more than 280m² is situated in a very quiet environment less than 10 minutes from the future CHU, only 7 minutes from the TGV station, 15 minutes from Nantes international airport and in the immediate vicinity of all shops, public or public schools, transport network (chronobus, busway, tramway). This property, rich in history, has been completely renovated to provide all modern comforts. The ground floor comprises an entrance hall leading to a lounge, a dining room, a small lounge, a kitchen with a scullery, a laundry room, a bedroom with a bathroom and a toilet. On the first floor, a landing leads to three bedrooms, a shower room, a bathroom and a toilet. On the second floor, a large attic can accommodate 3 additional rooms. Outside, numerous terraces on each side of the property, numerous species of bi-centennial trees: camellias, pines, buits, cedar of Lebanon, plane trees, fruit trees, oak, ginkgo biloba. A large garage can accommodate more than two cars. Cellar. Workshop. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	283.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,500.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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) : C 112kWh/m².year

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

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



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