



SAUTRON VELLE DU CENS - Family house with large garden

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SELLING PRICE : Sold

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SOLE AGENCY

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14 avenue du marché  
44500 La Baule

12 Grande rue  
44510 Le Pouliguen

## DESCRIPTION

BARNES Nantes is pleased to open the doors of this typically family house to you, a stone's throw from the centre of SAUTRON, on a plot of more than 1700 sqm, piscinable and nicely wooded. The house is composed on the ground floor: a beautiful entrance hall opening onto a large and very bright living room with a triple orientation and opening onto the terrace, a fitted family kitchen with access to the basement (garage, cellar and laundry room); the rest of this level has a night area with a beautiful bedroom, a shower room, a bathroom and another bedroom / office. First floor: three large bedrooms, a shower room to convert and an attic. Potential for expansion for this very pleasant and well maintained house. A large garage for 2 cars, bicycles, scooters... as well as a laundry room and a wine cellar area complete this property to visit quickly! 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](http://www.georisques.gouv.fr)

# FEATURES

Type de bien:	House	Surface:	180.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,570.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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 157kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : D kg CO<sub>2</sub>/m<sup>2</sup>.an

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