



SUCE SUR ERDRE - Amazing six bedroom house and a swimming pool



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 Nantes offers you an exclusive opportunity to purchase a rare property of 259m² on a landscaped plot of over 4500m² in an exceptional setting overlooking the Erdre river. The house consists of a large reception area with fireplace and open plan fitted kitchen, all opening onto a terrace with panoramic views over the river and the pool. The upper floors offer 6 bedrooms including a master bedroom with dressing room and bathroom, two shower rooms and a second large living area. In the basement there is a laundry room, a workshop, a cellar and a double garage. In addition, there is an independent and fully equipped studio of 29m², ideal for rental income, a 10.5x3.50 heated swimming pool, a carport for 3 cars and a private road to the Erdre allowing you to leave your boat and enjoy the waterfront in complete tranquillity. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	259.12 m ²	Terrain:	4500.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,951.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	6 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 177kWh/m².year

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

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