



LA BAULE - BENOIT DISTRICT - Apartment facing the port



SELLING PRICE : €690,000

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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 offers for sale this very beautiful T3 apartment completely renovated in 2023, located opposite the port of Pouliguen, on the 1st floor of a beautiful secure historic residence. The west orientation provides plenty of light and the apartment's location is ideal, close to Benoit beach and the market.

You will enjoy a living space opening onto the large terrace, with breathtaking views of the port. You benefit from a bedroom with balcony on the garden side and a bedroom opening onto the terrace on the port side.

This property is a call to vacations and good times to spend with family or friends.

A parking space completes the property. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 600 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 1080€ ~ 1520€

FEATURES

Type de bien:	Apartment	Surface:	69.48 m ²	Terrain:	-
Charges:	€150.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 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 163kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,080.00 et \$1,520.00

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