



GOLF DE LA BAULE - Family home

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SELLING PRICE : €899,000

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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 La Baule exclusively offers you this very beautiful house located in the heart of the Golf de La Baule with a wooded garden of more than 1600 m<sup>2</sup>.

Bright and well exposed, this house consists of a very large living room with fireplace, a kitchen and a master suite on the ground floor. Upstairs, 3 bedrooms, one with a large terrace and another with a sauna, will allow you to accommodate family and friends. A garage and numerous parking spaces complete this property.

You will be seduced by its layout, its green and calm environment. Agency fees payable by vendor

- Montant estimé des dépenses annuelles d'énergie pour un usage standard : 4020€ ~ 5500€

# FEATURES

|                 |            |                          |                       |                |                       |
|-----------------|------------|--------------------------|-----------------------|----------------|-----------------------|
| Type de bien:   | House      | Surface:                 | 207.08 m <sup>2</sup> | Terrain:       | 1687.0 m <sup>2</sup> |
| Charges:        | -          | Périodicité des charges: | -                     | Ascenseur:     | -                     |
| Piscine:        | -          | Nombre de lots:          | -                     | Taxe foncière: | €1,863.00             |
| Parking:        | -          | Compléments de loyer:    | -                     | NB de pièces:  | 5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 260kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$4,020.00 et \$5,500.00

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