



NANTES TRENTEMOULT - Character house with landscaped garden and panoramic view

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SELLING PRICE : €990,000

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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 Nantes presents to you, exclusively, this magnificent house of character, completely renovated and ideally located on the port of the famous 100-color village of Trentemoult, giving it a breathtaking view of the Loire and Nantes in the background.

The house, built on a basement fitted out with a laundry room, a lounge area and a cellar, is made up of three levels. The first invites you to the heart of a living room with undeniable charm distributing a lounge/living room area and an open kitchen with an exceptional view of the landscaped garden and the Loire.

On the second level, two bedrooms, one with a dressing area, an office and a shower room. As for the 3rd floor, you will be sure to be seduced by this sumptuous master suite covering the entire space with its sleeping area, shower room and dressing room.

A newly built outbuilding, currently serving as an artist's studio and a magnificent landscaped garden complete this “favorite” property offering a unique and peaceful living environment.

Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3910€ ~ 5330€ - 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:	160.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,982.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	-	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 320kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$3,910.00 et \$5,330.00

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