



CARQUEFOU BOURG - 7 bedroom character house with garden



SELLING PRICE : €1,295,000

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 this very beautiful mansion, completely renovated and ideally located in the heart of the town of Carquefou. On the ground floor, a bright entrance leads to two elegant reception rooms, a small living room, a dining room, a fitted and equipped kitchen with access to the garden, a pantry and a laundry room. The 1st floor consists of four beautiful bedrooms with parquet floors benefiting, on either side, from a bathroom and a shower room. The 2nd floor, for its part, offers an office, a bathroom and three other bedrooms, one of which, with its surface area of more than 36 m², can be considered as a games or sports room. In the basement, a large garage and a cellar complete this exceptional property. If the character and quality of the renovation of this house prove to be real assets, the calm of the landscaped garden which attaches to it and the sought-after location at the foot of shops and schools will only end up seducing you. 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 : 3740€ ~ 5150€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	-	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,079.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 rooms
NB de chambres:	8 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 213kWh/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 \$3,740.00 et \$5,150.00

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