



NANTES TRENTEMOULT - Three bedroom character house with terrace



SELLING PRICE : €466,000

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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 presents this charming house of character, recently renovated and ideally located in the heart of the famous 100-color village of Trentemoult.

On the ground floor, you benefit from a fitted and equipped kitchen, a living room with fireplace and a shower room. The 1st floor distributes a large living room of more than 30 m² allowing the arrangement of two beautiful bedrooms. On the 2nd floor, you will find a 3rd bedroom and an office space that can be reallocated into a shower room. A shaded terrace completes the charm of this colorful house. In addition to the undeniable character of this atypical property, located in the center of an area sought after for its authenticity, you will also find there a possible response to any life project, such as that of integrating a professional activity. 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 : 850€ ~ 1210€ - 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:	€1,521.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 126kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$850.00 et \$1,210.00

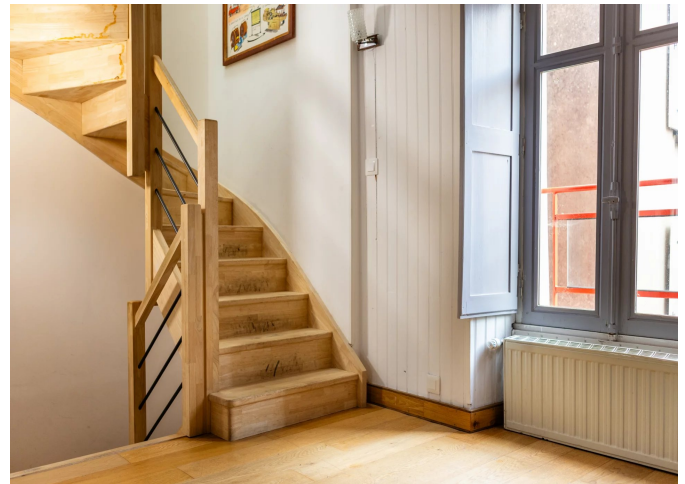
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