



NANTES MELLINET- Superb private mansion of 330m²



SELLING PRICE : €1,499,000

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 presents to you exclusively in the immediate vicinity of Place Méllinet this 19th century mansion built on a wooded garden of approximately 800 m². The property opens onto a large through entrance, leading to a double reception room with a bow window, a fireplace, a glass-roofed kitchen, an office and a shower room. The first floor offers four spacious bedrooms, two of which have a shower room, and a separate bathroom. On the second level, a floor area of more than 97m² remains to be converted into bedrooms, games room, library, etc. The basement includes a boiler room, a cellar, a laundry room, a hallway and a room with windows that can be used as an office. of gym. In addition, an independent apartment of 33 m² is located above the garage and includes a living room, a bedroom, a separate kitchen and a bathroom. A terrace, a double garage, a wooded, walled garden and not overlooked complete this property to renovate! Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard : 4020€ ~ 5438€

FEATURES

Type de bien:	House	Surface:	-	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 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) : E 250kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$4,020.00 et \$5,438.00

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