



NANTES HAUTS PAVES - SUPERB FAMILY HOUSE OF 257 M²



SELLING PRICE : €1,495,000

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 this exceptional house, recently renovated and ideally located in a private cul-de-sac between the Vannes roundabout and the Rennes roundabout, close to transport, schools and shops. This house built in 1910 underwent a complete renovation in 2016 and the creation of a contemporary extension of 70 m². On the ground floor, you benefit from an entrance hall, an office space, a master suite, and a large, ultra-bright reception room (including the kitchen, living room and dining room) opening onto the garden and swimming pool. On the 1st floor there are 3 bedrooms and 2 shower rooms. On the 2nd floor, you will find a double bedroom. At the end of the garden, a converted outbuilding (bedroom and shower room) can have several uses (guest room, workshop, office, etc.). A converted basement (laundry room) and a large garage with a bicycle storage room complete this property. You will be seduced by the quality of the location and the environment of this property, by its high-end services (landscaped garden, swimming pool, garage, interior fittings, etc.), and by the successful combination of contemporary renovation and the charm of the historic house. If the brightness and quality renovation of this property prove to be real assets, you will benefit from an easy daily life. 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 2023 : 2000€ ~ 2700€ - 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:	430.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,247.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 122kWh/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 \$2,000.00 et \$2,700.00

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