



NANTES PERVERIE - Charming 6 bedroom house with garden, swimming pool and independent studio



SELLING PRICE : €1,596,000

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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 a beautiful, fully renovated family home ideally located between the Rennes roundabout and the popular Perverie district. This property with undeniable charm offers, firstly, a main house composed of a fitted entrance, a living room and a fitted and equipped kitchen, both opening onto the terrace and the landscaped garden, two lounges with a cocooning atmosphere, designed as real invitations to conviviality. The first floor distributes 3 bedrooms including a master suite with private bathroom, a laundry area and a shower room. The second level offers a 4th bedroom with its bathroom. The third landing, meanwhile, gives you access to the 5th and 6th bedrooms and a bathroom.

In a second independent place, you will find a fitted and equipped studio suitable for any possible rental project or simply to welcome your family and friends.

A garage allowing parking for two vehicles, a heated swimming pool and a greenhouse complete this exceptional property. 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 : 2881€

FEATURES

Type de bien:	House	Surface:	-	Terrain:	800.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,185.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	7 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) : D 186kWh/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: \$2,881.00

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