



ORVAULT - Family house with garden

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SELLING PRICE : €750,000

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SOLE AGENCY

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14 avenue du marché  
44500 La Baule

12 Grande rue  
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## DESCRIPTION

BARNES Nantes presents to you, exclusively, a family house in the quiet of its cul-de-sac on a plot of more than 9000m<sup>2</sup> in the heart of a residential area in Orvault. Its location bordered by a wooded area gives it the guarantee of a preserved environment close to transport, schools and shops.

It consists of an entrance hall, a bright living room opening onto a balcony overlooking the garden, a kitchen semi-open to the dining area and a utility room. On the right side, the house has two bedrooms sharing access to a common shower room, an office and a master suite with a dressing room and an adjoining bathroom.

The house is built on a complete basement today intended for professional activity and has a large office space with access to the garden, a laundry room, a bathroom, two cellars and a boiler room. A large garage of more than 30m<sup>2</sup> completes this property. If the volumes of this house prove to be a real asset, the surface area of its plot remains exceptional, making it possible to envisage additional construction such as annexes and/or a plot division project. 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 : 5670€ ~ 7740€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

# FEATURES

Type de bien:	House	Surface:	172.0 m <sup>2</sup>	Terrain:	9178.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,805.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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) : E 267kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : F kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$5,670.00 et \$7,740.00

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