



NANTES SUD LOIRE - Manor house with high-end volumes and services



SELLING PRICE : €1,997,900

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 on a fenced property and out of sight, this remarkable residence of more than 470 m² located in Saint Sébastien sur Loire, at the gates of Nantes. You will find a bright entrance hall, a high-end fitted and equipped kitchen, a large living room bathed in light through its numerous openings, several small lounges and a library.

On the first floor, a landing serves several bedrooms including a parental area, as well as a beautiful terrace with its winter garden. The second floor includes an apartment and two additional bedrooms. The basement, with a surface area of approximately 100 m², is entirely fitted out for storage and the technical rooms of the house.

This property with its high-end services and renovation will satisfy families looking for space, character and comfort. Agency fees payable by vendor

FEATURES

Type de bien:	House	Surface:	470.0 m ²	Terrain:	1585.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€6,136.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	-	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) : C 137kWh/m².year

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

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