

572 000 €

Contact agency

Agence IMMOPART

19 Avenue des Lauriers

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For sale house

4 rooms

Surface : 87 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Surface of the land : 318 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

1 terrace

2 showers

2 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

26/01/2025 - Prix T.T.C



## House 1126 La Baule-Escoublac

Charming single-storey detached house to discover in La Baule-Escoublac, close to shops. This property benefits from a southern exposure and offers a beautiful surface area of 87 m<sup>2</sup> ideally distributed. You will appreciate its bright living room of 29 m<sup>2</sup>, its independent kitchen and its 3 beautiful bedrooms. The house is decorated with 2 shower rooms and 2 toilets. You will enjoy its beautiful fenced and wooded garden of 318 m<sup>2</sup> with a terrace for your moments of relaxation and a view of the garden. Its services are completed by the presence of double glazing, a sewer system and electric heating. The interior condition is impeccable. A haven of peace in the heart of the city. TO VISIT...

Fees and charges :

572 000 € agency fees 3,85% à the responsibility of the buyer included

