

719 000 €

Contact agency

Agence IMMOPART

19 Avenue des Lauriers

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For sale house

Surface : 170 m²

Surface of the living : 42 m²

Surface of the land : 3403 m²

Year of construction : Pierres

Exposition : SUD DEVANT

View : Campagne

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : Chaumière

3 bedroom

2 terraces

3 showers

2 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

01/05/2025 - Prix T.T.C



### House 1169 La Baule-Escoublac

LABAULE Close to the village, charming detached cottage of 170 m² located in La Baule-Escoublac. Facing south at the front, it offers a clear view of the countryside and includes an independent kitchen, 3 bedrooms, 3 shower rooms, 2 toilets, as well as 2 terraces, ideal for enjoying the sun all day long. Lovers of peace and quiet will appreciate the spacious grounds of 3403 m², as well as its pond and amenities such as parking for three cars and a cellar. The one-story house was built in quality stone and requires some modernization work. Heating is provided by reversible air conditioning and hot water is electric. Sanitation by septic tank.

Fees and charges :

719 000 € agency fees 2,64% à the responsibility of the buyer included

