

719 000 €

**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 : Cottage**

3 bedroom

2 terraces

3 showerers

2 WC

1 garage

3 parkings

1 cellar

**Legal information**

719 000 € fees included

2,71% VAT of fees paid by the buyer  
(700 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**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.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
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