

828 000 €

For sale maison d'hôtes

9 rooms

Surface : 283 m²

Surface of the living : 42 m²

Surface of the land : 599 m²

Year of construction : Parpaing

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : Excellent

External condition : Exceptionnel

Couverture : slate

Features :

jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

8 bedroom

3 terraces

1 bathroom

4 showers

4 WC

1 garage

1 cellar

Legal information

828 000 € fees included

3,50% VAT of fees paid by the buyer (800 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Maison d'hôtes 306 La Baule-Escoublac

LA BAULE ESCOUBLAC, in the heart of the town center, this beautiful stone house of approximately 300 m² nestled on a 600 m² plot will seduce you with its beautiful volumes, particularly its bright 42 m² living room with a southern exposure and a view of the garden. Ideally arranged, it offers 5 comfortable bedrooms, 1 bathroom and 1 shower room. The exceptional quality of construction harmonizes with its excellent interior condition. To top it all off, you will also enjoy 3 other bedrooms each with a shower room and toilet, ideal for a B&B activity! High-end amenities such as a Jacuzzi spa, fireplace, single-story bedrooms, double glazing. Peace and serenity are guaranteed thanks to the terraces and the beautiful fenced and wooded garden. Strategically located, make this detached house your haven of peace. Don't wait any longer to seize this superb opportunity, a must-see!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 4030 and 5519 € (reference year 2021)
Document non contractuel - 25/04/2025



Agence IMMOPART - 19 Avenue des Lauriers - 44250 Saint Brévin les Pins

Tél: 09 75 38 94 98 - tip@immo-part.fr

Carte professionnelle CPI 4402 2021 000000023 - RCS 902 603 935 - Document non contractuel