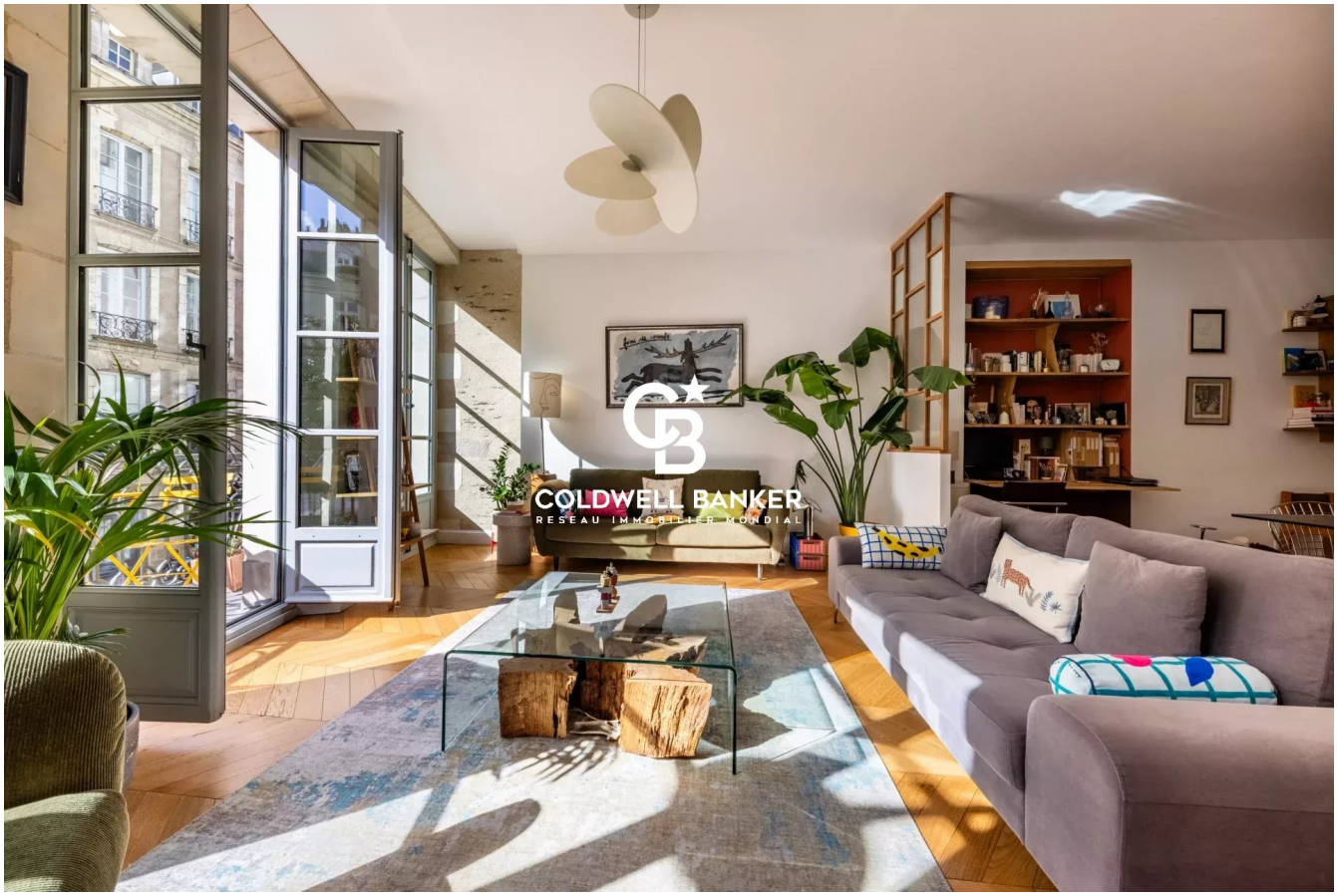
COLDWELL BANKER
EUROPA REALTY

Apartment Nantes 102 m²



SALE PRICE : 514 500 €

EMAIL : FRANKLINIMMOBILIER@COLDWELLBANKER.FR

EXCLUSIVITY

20 rue Franklin
France, 44000, Nantes

PHONE : +33240120170
franklinimmobilier@coldwellbanker.fr

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DESCRIPTION

NEW LISTING – COLDWELL BANKER FRANKLIN IMMOBILIER

Located in a beautifully renovated 18th-century building with elegant common areas, this 1,108 sq ft (103 m²) two-bedroom apartment perfectly blends historic charm with modern comfort. Served by an elevator — a rare feature in this highly sought-after neighborhood — it offers an exceptional and refined living environment.

From the moment you step inside, the property's authentic character is revealed: exposed wooden beams, walls combining tuffeau stone and brick, unique volumes, and a warm, inviting atmosphere.

The spacious living area, featuring a high-end kitchen, is flooded with natural light thanks to its southern exposure. Large French doors open onto a continuous balcony, seamlessly extending the indoor space and creating a beautiful indoor-outdoor flow.

Premium materials, soft color palettes, and clean architectural lines create a sophisticated ambiance, thoughtfully designed down to the finest details to combine elegance and comfort.

The sleeping quarters are perfectly laid out and offer absolute tranquility, with two bedrooms overlooking a quiet courtyard. The primary suite features its own en-suite shower room, while the second bedroom benefits from a separate full bathroom, ensuring both privacy and functionality.

Ideally located in the heart of Nantes, just steps from shops, restaurants, and iconic landmarks, this rare property offers a truly unique lifestyle.

A distinctive residence, perfect for those who appreciate authenticity and elegance, and are seeking a private and exceptional home.

Asking price: €514,500 (including 5% buyer’s agent fees), representing a net seller price of €490,000.

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FEATURES

Property type:	Apartment	Area:	102.57 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 175

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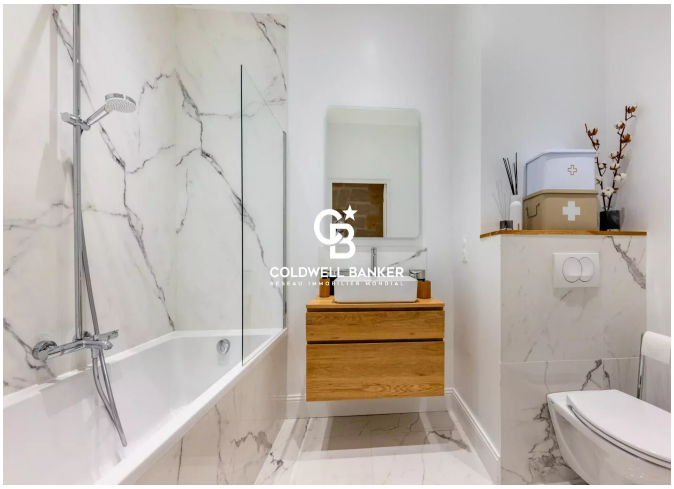

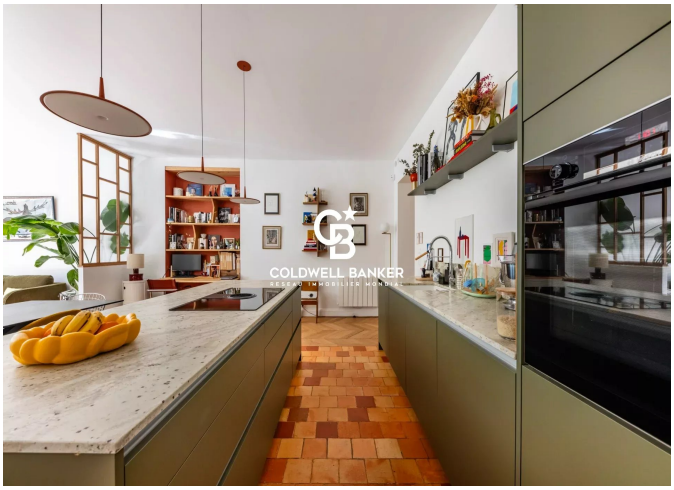



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