COLDWELL BANKER
EUROPA REALTY

House Nantes 216 m²



SALE PRICE : 1 470 000 €

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20 rue Franklin
France, 44000, Nantes

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franklinimmobilier@coldwellbanker.fr

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DESCRIPTION

Contemporary Residence in the Prestigious Procé District

Nestled in the highly sought-after Procès neighborhood, this elegant contemporary residence, fully renovated in 2022, enjoys an exceptional setting surrounded by a lush tree canopy, offering complete privacy and absolute tranquility.

Spanning three levels, the home features generous living spaces and high-end finishes throughout. The reception areas include two spacious living rooms, one of which serves as a refined library lounge, as well as a large dining room opening onto the garden. The fully fitted and equipped gourmet kitchen blends seamlessly with the living areas and is appointed with premium materials and appliances.

Bathed in natural light, the home opens beautifully to the outdoors through two inviting terraces, including one directly accessible from the dining room and kitchen, creating the perfect setting for entertaining and al fresco dining.

The ground floor features a guest bedroom with an en-suite shower room and toilet, a laundry room, an artist's studio, and a garage with an automatic door.

The upper level offers a landing leading to two children's bedrooms, a family bathroom with shower and toilet, and a superb primary suite complete with a custom walk-in closet and a luxurious bathroom featuring both a bathtub and a separate shower.

Ideally located in an upscale residential environment, this exceptional property is within easy reach of renowned schools, shops, and the city center. A rare opportunity to enjoy a peaceful and refined lifestyle in one of the area's most desirable neighborhoods.
price 14700000€
CONTACT Jacques BIHAN POUDEC 0033621417573

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FEATURES

Property type:	House	Area:	216.64 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 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): B 95

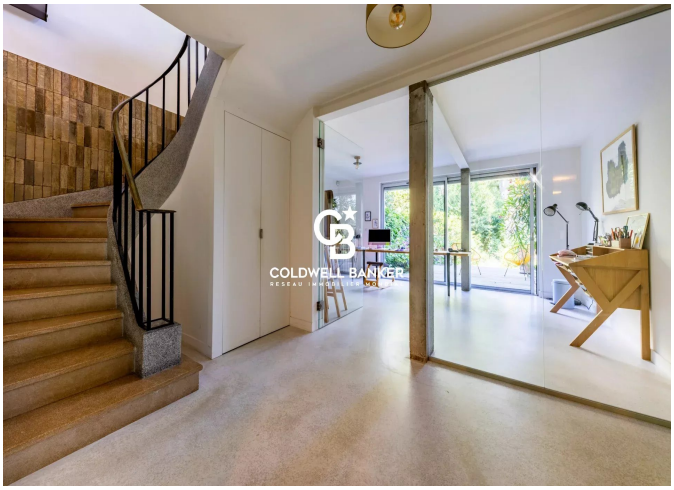
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