COLDWELL BANKER
EUROPA REALTY

House Saint-Sébastien-sur-Loire 260 m²



SALE PRICE : 832 000 €

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France, 44000, Nantes

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franklinimmobilier@coldwellbanker.fr

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DESCRIPTION

Located in Saint-Sébastien-sur-Loire, just steps from the banks of the Loire, this beautifully renovated townhouse (2010) offers approximately 260 sqm of living space and an exceptional, private setting with no overlooking neighbors.

On the ground floor, you will find a spacious and cosy living/dining area with a wood-burning stove, extended by a modern, light-filled addition fully opening onto the enclosed garden. The seamless indoor-outdoor flow creates a bright and inviting atmosphere.

A second lounge provides additional space for relaxation or entertaining. The fully fitted and equipped kitchen features a central island.

A separate wellness area includes a swimming pool / counter-current swim spa with its own shower room (shower and WC). A second kitchen, ideal as a utility/laundry room, and a closed garage complete this level.

Upstairs, the first floor offers three large bedrooms with wooden flooring and generous windows, a shower room, and an office area.

The top floor features converted attic space with exposed beams, including a spacious bedroom and a games room or office that could easily be used as a fifth bedroom, along with a shower room and built-in storage.

Outside, the south-west facing landscaped garden and enjoys total privacy. A separate outbuilding and parking space for up to four vehicles add to the property's appeal.

Within walking distance to public transport, shops, schools, and high schools, this property combines generous volumes, modern comfort, and an outstanding quality of life.

Asking price: €832,000 (agency fees included), comprising 4% agency fees payable by the buyer, corresponding to a net seller price of €800,500.
Contact: Denis MAROT +33 6 11 94 81 20

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FEATURES

Property type:	House	Area:	260.0 m²	Property tax:	€2.00
Number of rooms:	9 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): C 131

Greenhouse gas emissions (GHG) index: C 19

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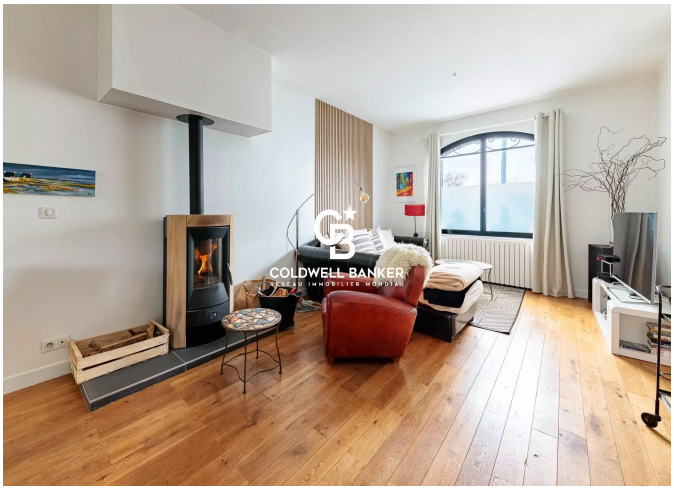

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