COLDWELL BANKER
EUROPA REALTY

House Sainte-Luce-sur-Loire 295 m²



SALE PRICE : 849 680 €

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France, 44000, Nantes

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franklinimmobilier@coldwellbanker.fr

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DESCRIPTION

Price: 849 680 € net seller — 817,000 € FAI
At the gates of Nantes, in the heart of a wooded park of more than 13,000 m², this 17th century building of character perfectly embodies the elegance and sweetness of life of the Ligurian heritage.
Built in rubble on a granite base, it testifies to remarkable architectural know-how: 80 cm thick walls, completed with an air vacuum and a 10 cm plaster brick offering natural insulation.
The window frames, corner chains, cornices and tuff pediments emphasise the nobility and balance of its facade.
Developing about 290 m² of living space on three levels, the house seduces by the harmony of its volumes and the brightness of its spaces. Fully liveable and comfortable, it combines the charm of the old and the assets of modern comfort.
The original materials have been preserved with care: cabochon castle stone, Hungarian parquet in solid oak, Carrara marble, period fireplaces, carved oak doors...
The ground floor offers a large reception room, a warm living room with functional fireplace, as well as a newly integrated modern kitchen, combining aesthetics and practicality.
The floors accommodate 7 bedrooms, two of which need to be renovated, 1 office, two bathrooms and two toilets, allowing you to calmly consider a family life or a high-end reception project.
The 1.3-hectare landscaped park, richly wooded, houses two active wells and provides the wood of the estate for the functional chimneys recently swept, thus ensuring autonomy in firewood and a strong link with the surrounding nature.
Period elements - ironwork, mouldings, door frames and floors - have been carefully preserved, giving this house its original soul, sublimated by a respectful and current renovation.
A rare and authentic property, just a few minutes from the centre of Nantes, shops and the banks of the Loire.
A haven of elegance, history and comfort, ideal for a family residence or a prestigious guest house.
Selling price: €849,680 including agency fees, of which 4% agency fees payable by the buyer, resulting in a net seller price of €817,000.
Contact: Denis MAROT – +33 6 11 94 81 20

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FEATURES

Property type:	House	Area:	295.0 m²	Property tax:	€3.00
Number of rooms:	10 rooms	Number of bedrooms:	7 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): D 222

Greenhouse gas emissions (GHG) index: E 61

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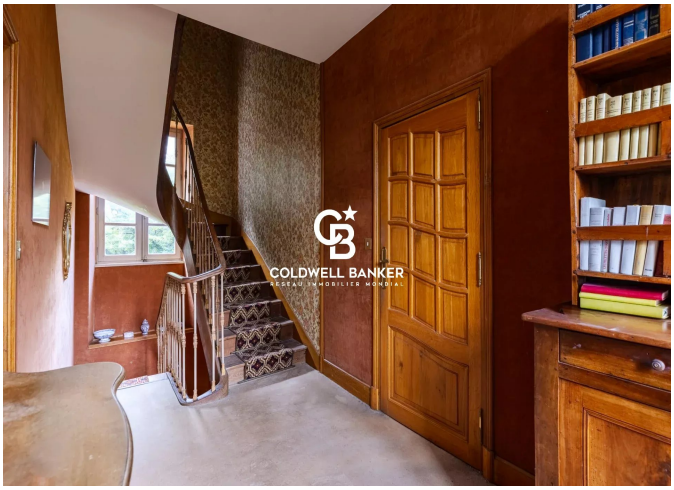



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