

Maison Nantes 251 m<sup>2</sup>

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PRIX DE VENTE : 945 000 €

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EXCLUSIVITÉ

## DESCRIPTION

NEW EXCLUSIVE LISTING – COLDWELL BANKER FRANKLIN REAL ESTATE 

Château District – Nantes

Hidden from view at the end of a private cul-de-sac secured by a discreet gate, this elegant 19th-century residence (1870) unveils all the charm of the past in a confidential urban setting.


Carefully restored, it skillfully combines the authenticity of stonework and period volumes with a refined, understated renovation that respects the soul of the home.

Spanning 251 sqm over four levels, the house is organized around bright and spacious living areas, including a living room, sitting room, and kitchen opening onto a southeast-facing garden — a true rustic oasis in the heart of the city.

Five bedrooms, a study, high ceilings, and many preserved architectural details (moldings, hardwood floors, fireplaces) provide this home with a sense of nobility and warmth.

Outside, the secret garden of approximately 300 sqm, quiet and lush, extends the house's privacy. Here, nature invites itself into the city, offering a bucolic setting just steps from the Dukes of Brittany Castle.

Exceptional location: train station, shops, schools, and Nantes' historic center are all within walking distance. Once through the gate, absolute calm prevails, and time seems to stand still.

 Price: €1,139,250 including fees

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(net seller price: €1,085,000 + 5% agency fees paid by the buyer)

20 rue Franklin  
France, 44000, Nantes



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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	251.07 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	11 rooms	NB de chambres :	7 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 143

Indice d'émission de gaz à effet de serre (GES) : C 26



**COLDWELL BANKER**  
**EUROPA REALTY**



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