

In the heart of old Nanterre - Superb artist's house 5 rooms and 484 sq.feet of private outdoor space.



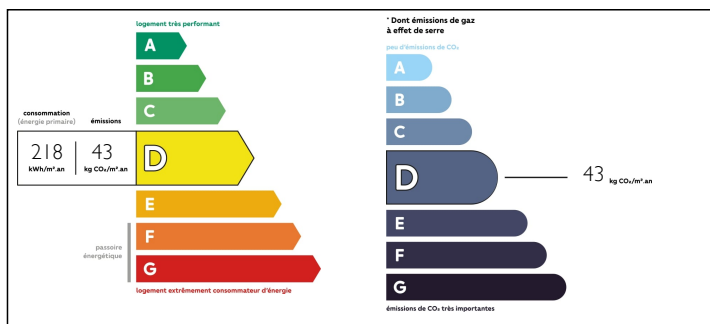
INFORMATION

Town:	Nanterre
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	45 m2

IN BRIEF

Nestled in the heart of Nanterre's old town, this enchanting 4-bedroom family home, boasting "Atelier d'Artiste" style from 1775.4 sq. feet (totaling 2021 sq. feet), captivates with its pristine condition. The ground floor unfolds a delightful living room, a dining area seamlessly connected to a spacious kitchen bathed in natural light through expansive bay windows, and an alluring 483.75 sq. feet courtyard adorned with trees and a charming wisteria, evoking a serene country ambiance. Two generously sized bedrooms, a bathroom with both bath and shower, and an additional shower with a toilet grace this level. Ascending to the first floor reveals a luxurious 247.48 sq. feet Master Bedroom, while the second floor showcases an appealing attic space transformed into a fourth bedroom or study. The property is completed by a 225.76 sq. feet cellar. This house, exuding character and tranquility, is a true "coup de coeur" in a private and...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Renovated and redesigned in 2004 with exquisite materials enhancing both living and shower spaces, this property boasts solid parquet flooring, a central cooking island with an extractor hood, and numerous high-quality built-in cupboards. Despite the modern updates, the dwelling has preserved its authenticity, featuring the inviting warmth of exposed beams and a beautifully vaulted cellar, ideal for storing cherished vintages.

The property spans as follows:

a 451.92 sq. feet living room, a 424 sq. feet kitchen-dining room, bedrooms measuring 175 sq. feet each, a 247 sq. feet third bedroom, and a study with an unspecified floor area but 50 sq. feet under the Carrez law. Additionally, there's a spacious 96 sq. feet bathroom and a 54 sq. feet shower room.

Situated to the west of the city, in the Vieux Pont - Sainte Geneviève district, renowned for its residential character, the area offers the vibrant Place Foch market and the Ressourcerie, a community hub promoting the exchange and repurposing of items.

Conveniently, the town enjoys excellent public transport connectivity, including RER A stations (Nanterre-Université, Nanterre-Préfecture, Nanterre-Ville), Tramway T2, and a multitude of RATP bus lines (73, 141, 157, 158, 159, 160, 163, 258, 259, 263, 276, 304, 360, 367, 378).

Co-owned building of 2 units
Provisional annual charges: 420€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **1564 EUR**

NOTES