



IN THE HEART OF OLD NANTERRE - SUPERB  
ARTIST'S HOUSE 5 ROOMS AND 484 SQ.FEET OF  
PRIVATE OUTDOOR SPACE.



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SPAC...



PROPERTY FACT FILE	
REFERENCE	A25245SNS92
PRICE	€ 950,000 £ 816,953* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	165 m²
LAND	45 m²
TOWN	Nanterre
DEPARTMENT	Hauts_de_Seine
LOCATION	0-2KM to amenities
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Barns / outbuildings
*Price based on current exchange rate which is subject to change	



- Spacious - Reception area
- Charming & superb paved courtyard.
- 3 or 4 bedroom
- Bright and quiet
- Cellar

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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

## DESCRIPTIF

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).

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25245SNS92>

COMPLETE FILE AND PHOTO ON REQUEST



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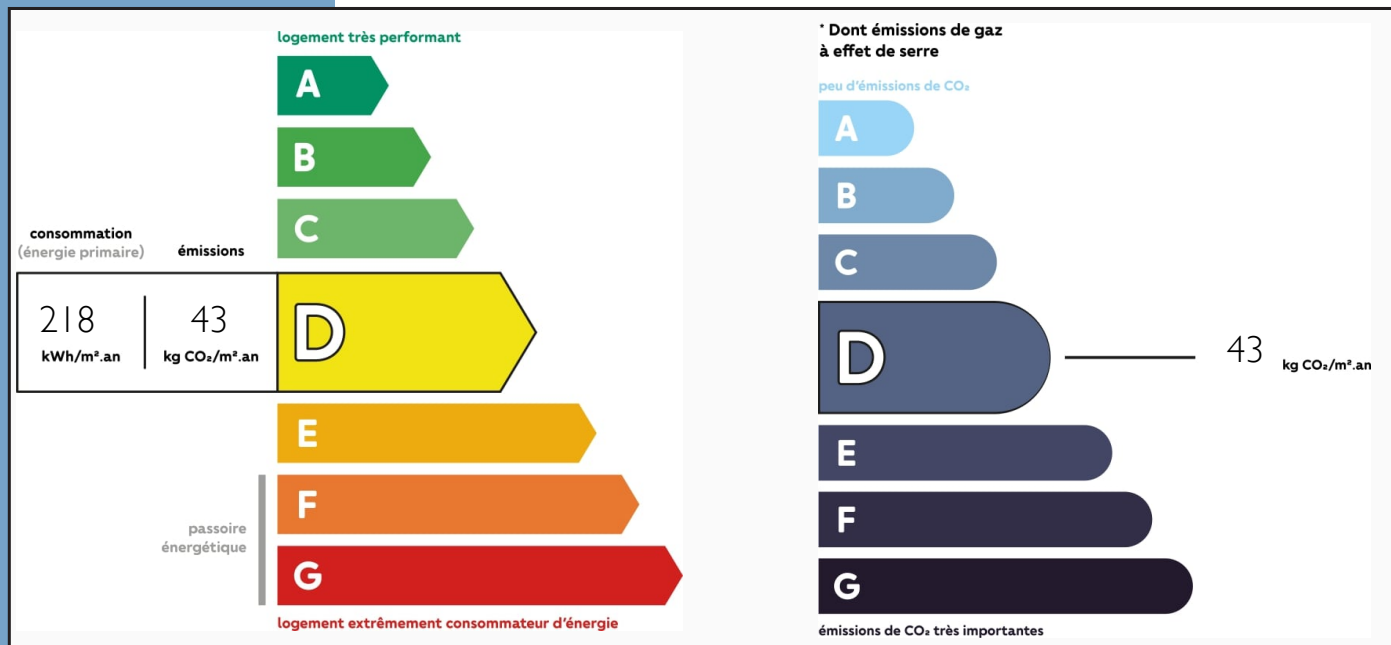


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## ENERGIE-DPE

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## CONTACT

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AND PHOTOS  
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