COLDWELL BANKER
EUROPA REALTY

Apartment Ville-la-Grand 89 m²



SALE PRICE : 425 000 €

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DESCRIPTION

Located in Ville-la-Grand, this nearly 89 sqm three-bedroom apartment offers a particularly practical living environment, with well-proportioned spaces, three bedrooms and, above all, two outdoor areas that provide real everyday comfort.

From the moment you enter, you discover an apartment designed for easy, comfortable living. The living area forms the heart of the home, with a bright lounge opening directly onto the outdoors. Thanks to its dual aspect, natural light changes throughout the day, creating a pleasant atmosphere across the living space.

The open-plan kitchen blends seamlessly into the living room. The layout clearly defines the dining and lounge areas while maintaining a natural flow between the different spaces. Whether entertaining guests, enjoying a family meal or simply relaxing, the configuration is both welcoming and functional.

One of the apartment’s main features is its a garden, a terrace and a balcony. These two outdoor spaces offer a variety of possibilities: an outdoor dining area, a relaxing corner, plants or garden furniture. They genuinely extend the living space and make it possible to enjoy warmer days from the comfort of home.

The sleeping area comprises three bedrooms. This layout is ideal for a family, while also offering the flexibility to create a comfortable home office, a guest bedroom or a dedicated space for children. The rooms are well distributed, allowing everyone to enjoy their own privacy.

The apartment also benefits from practical storage spaces, making everyday organisation easier and helping to keep the rooms uncluttered.

The location is another key advantage. Leclerc supermarket is just one minute away, making everyday shopping particularly convenient. Local shops, services and the area's main transport routes are also within easy reach, while the apartment remains in a pleasant residential setting.

Additionally, the property includes a private enclosed garage in the basement, as well as an outdoor parking space.

A complete and functional apartment combining a generous living area, three bedrooms, a terrace, a balcony and a highly convenient location. A property well worth viewing in person to fully appreciate its layout and outdoor spaces.

Information on the risks to which this property is exposed is available on the Géorisques website

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FEATURES

Property type:	Apartment	Area:	89.0 m²	Elevator:	Oui
Number of units:	86	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 100

Greenhouse gas emissions (GHG) index: C 19

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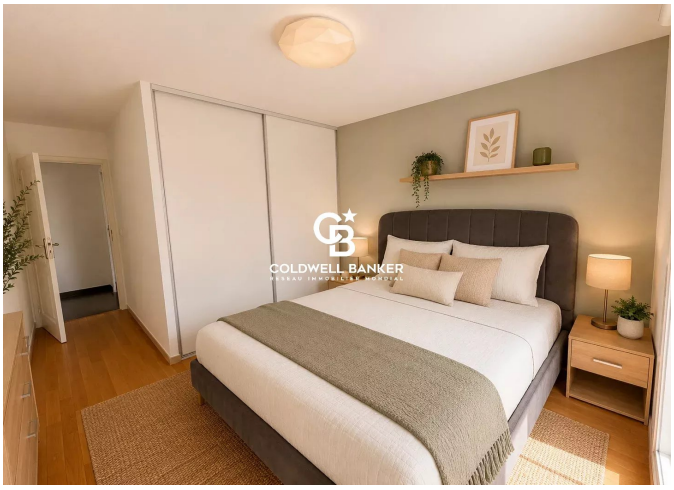





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