COLDWELL BANKER
EUROPA REALTY

Apartment Meudon 106 m²



SALE PRICE : 970 000 €

EMAIL : RIVESUD@COLDWELLBANKER.FR

EXCLUSIVITY

62 Rue Gabriel Péri
France, 92120, Montrouge

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rivesud@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Rive Sud, your specialist in luxury real estate, is delighted to present this exceptional and exclusive property: a bright four-room apartment offering 106 sq m of Carrez Law floor area and 140 sq m of total floor space, in excellent condition, located on the third and top floor of the magnificent Château des Montalets, in lower Meudon.

This elegant 19th-century Neo-Gothic manor house is surrounded by a beautiful enclosed garden of approximately 500 sq m, shared by the co-owners and providing a lovely space where children can play. The garden extends beyond the property into the Montalets Park.

The property is ideally located in the immediate vicinity of Boulogne-Billancourt and Issy-les-Moulineaux.

Its location is particularly convenient, just 5 minutes' walk from the T2 tram station "Meudon-sur-Seine", providing direct access to La Défense and Porte de Versailles in approximately 15 minutes. The Meudon railway station (Line N) is a 7-minute walk away, with trains reaching Montparnasse station in approximately 10 minutes. The Seine Musicale and Parc de Billancourt are also within a 10-minute walk.

The roof has been fully insulated and recently renovated, and the building is exceptionally well maintained.

Quiet and in immaculate condition, this unusual and dual-aspect apartment is bathed in natural light and features high-quality materials throughout.

Occupying the entire top floor, the apartment benefits from four-way exposure, offering a number of exceptional panoramic views over Paris and its iconic landmarks, including the Eiffel Tower.

With ceiling heights ranging from 3 to 4 metres, enhanced by exposed beams, the property offers remarkable volumes and a great deal of character.

The apartment comprises:

A magnificent 43 sq m dual-aspect living area with an open-plan fitted kitchen (ceiling height: 3 m);
Three cathedral-style bedrooms with impressive 4 m ceiling heights, one of which benefits from its own bathroom and WC;
A separate shower room with WC;
A dressing room;
Two attic storage areas;
Numerous built-in, bespoke storage solutions.

A private outdoor parking space and a shared bicycle storage room, shared with another co-owner, complete the property.

A truly exceptional property – an early viewing is highly recommended.

Energy performance

Estimated annual energy costs for the property:

Energy efficiency rating: C – 138 kWh/sq m/year
Climate impact rating: A – 4 kg CO_2/sq m/year

Véronique Lepage (EI)
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FEATURES

Property type:	Apartment	Area:	106.05 m²	Property tax:	€2.00
Number of rooms:	4 rooms	Number of bedrooms:	3 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): C 138

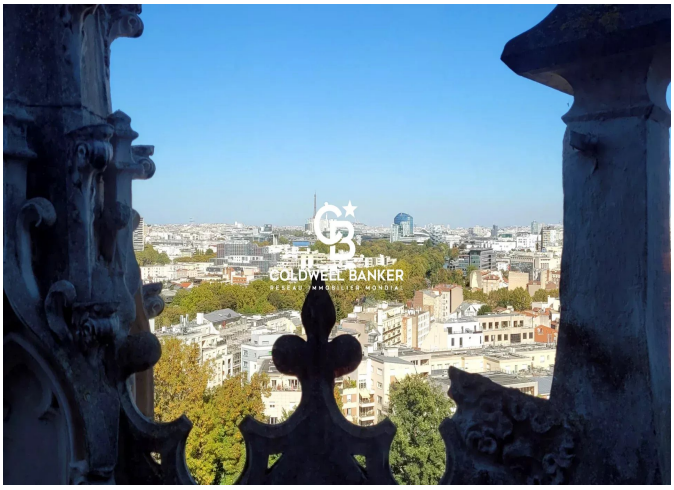
Greenhouse gas emissions (GHG) index: A 4

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