COLDWELL BANKER
EUROPA REALTY

Apartment Nanterre 72 m²



SALE PRICE : 410 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

EXCLUSIVITY

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Discover this superb 73 m², 4-room apartment on the top floor (4th floor) of a modern and secure building with an elevator. Bright and exceptionally well-laid-out, this property in good general condition will win you over with its quality features and exceptional outdoor space.

Property Highlights:

An impressive outdoor space: Enjoy a large 15.60 m² continuous balcony (balcon filant), a perfect relaxation area for sunny days.

Optimal layout: A beautiful living area featuring a living room with an open kitchen, creating a warm and friendly atmosphere.

The night corner: 3 comfortable bedrooms, perfect for a family or for setting up a home office/remote work space.

Everyday comfort: A functional bathroom and a separate toilet.

The essential "plus": A private parking space completes this property, allowing you to park with complete peace of mind.

Financial and Technical Characteristics:

Living space: 73 m²

Floor: 4th and top floor (with elevator)

Monthly charges: €250 (including maintenance of common areas, elevator, and building management).

The professional's opinion: The "top floor, continuous balcony, and parking" combination is extremely sought-after.

For more information or to arrange a viewing, contact us today.

DPE (Energy Performance Certificate): C

For more information regarding the risks this property is exposed to, please visit the Géorisques website: www.georisques.gouv.fr

Coldwell Banker Alcapa Invest - SIREN 793 427 386

Yannik Mortier - Independent Real Estate Agent (EI) - RSAC N°484 474 937

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FEATURES

Property type:	Apartment	Area:	72.65 m²	Property tax:	€1.00
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

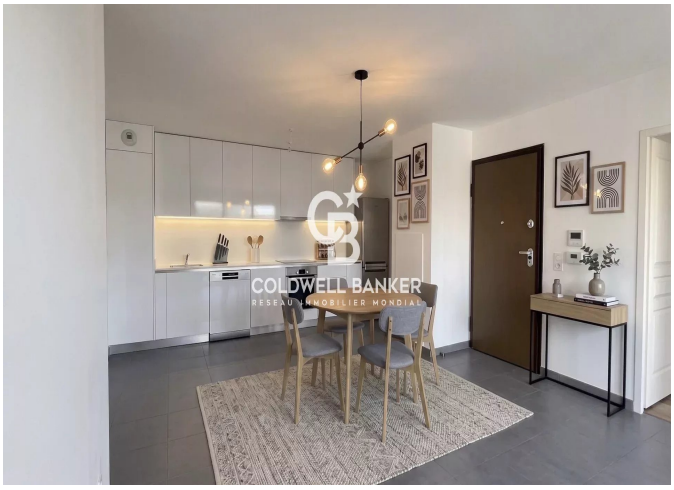
Energy performance diagnosis (EPD): C 84

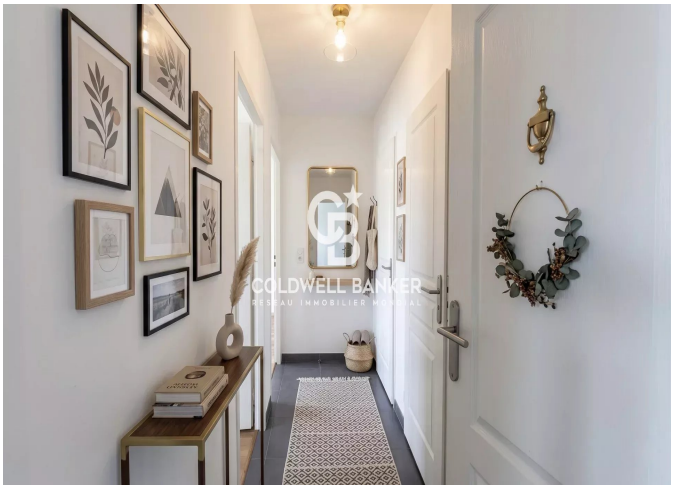
Greenhouse gas emissions (GHG) index: C 16

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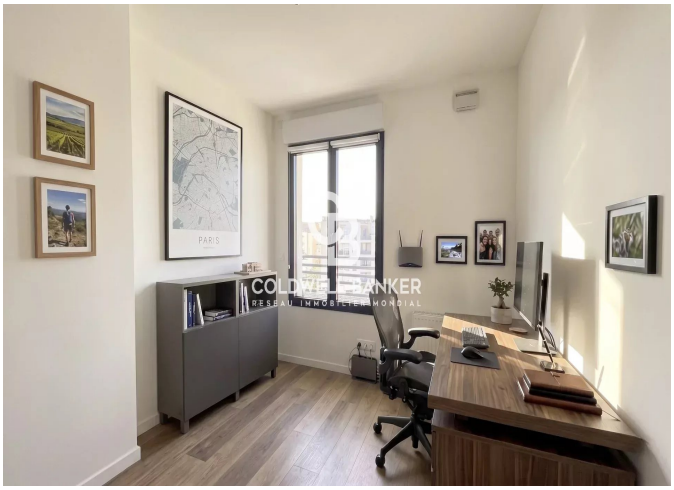












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