COLDWELL BANKER
EUROPA REALTY

Apartment Neuilly-sur-Seine 105 m²



SALE PRICE : 1 130 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

176 Avenue Charles de Gaulle
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DESCRIPTION

Located in the Madrid/St. James neighborhood of Neuilly-sur-Seine, this floor-through apartment of 105.12 sq m (approx. 1,131 sq ft, Carrez law) offers a functional and pleasant living environment. The area is highly sought after for its exceptional quality of life, seamlessly combining vibrant local shops with comprehensive transit options. Immediate proximity to Metro Line 1 (Pont de Neuilly station) and multiple bus lines makes daily commuting a breeze. Additionally, the building's facade has recently undergone a complete restoration, ensuring the long-term aesthetics and structural integrity of the property.

The unit is situated on the 2nd floor of a classic period building equipped with an elevator. Inside, the apartment has undergone a meticulous renovation designed to blend modern comfort with historic charm. Period features, such as the original hardwood floors and fireplaces, have been carefully preserved to maintain the home's authentic character and identity.

Layout:

* An entryway (3.66 sq m) leading to a central hallway.
* A bright, double reception area consisting of a living room (22.36 sq m) and a formal dining/family room (18.27 sq m).
* Three bedrooms to easily accommodate family needs, measuring 14.20 sq m, 13.59 sq m, and 8.14 sq m, respectively.
* A separate, eat-in kitchen (8.14 sq m).
* One full bathroom (4.07 sq m) and a separate water closet/half-bath.
* A basement storage unit (cellar) completes the property.

Technical & Financial Details:

* Energy Performance: The property holds a C rating (133 kWh/sq m/year) for energy consumption and a C rating (28 kgCO2/sq m/year) for greenhouse gas emissions.
* Equipment: The apartment features PVC double-glazed windows and an individual natural gas central heating system.
* Electrical Safety: The interior electrical system is fully up to code with no reported anomalies.
* HOA Dues: The estimated quarterly homeowners association (HOA) fee for this unit is €940.19.

This property represents a solid opportunity for buyers looking for a well-laid-out, family-sized apartment with excellent transit access.

We remain at your full disposal for any additional information or to schedule a viewing.

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FEATURES

Property type:	Apartment	Area:	105.12 m²	Elevator:	Oui
Number of rooms:	5 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 133

Greenhouse gas emissions (GHG) index: C 28

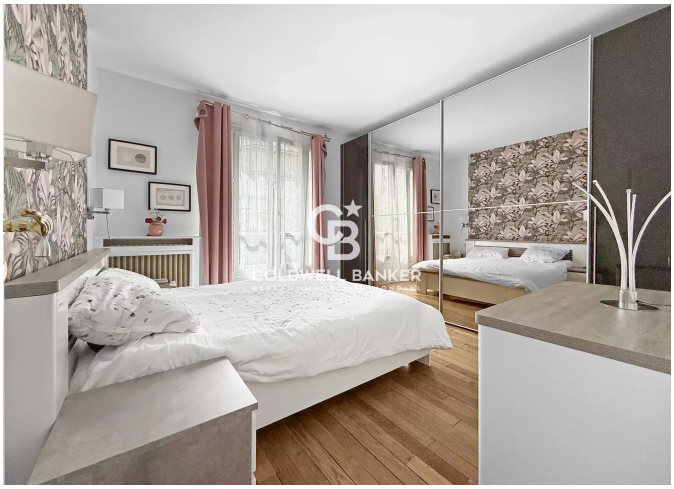
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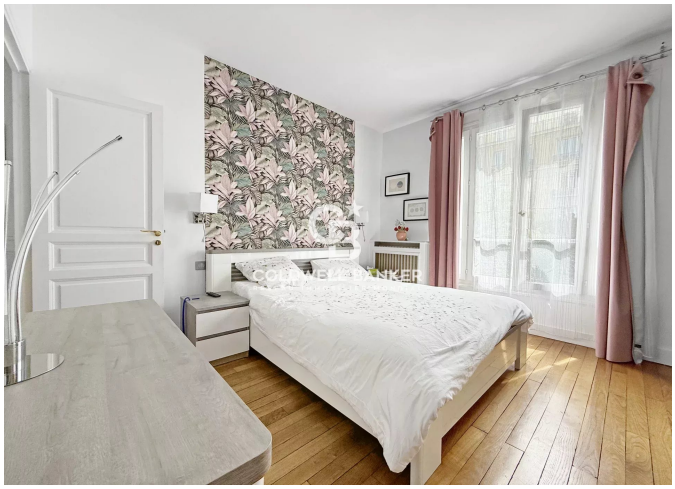
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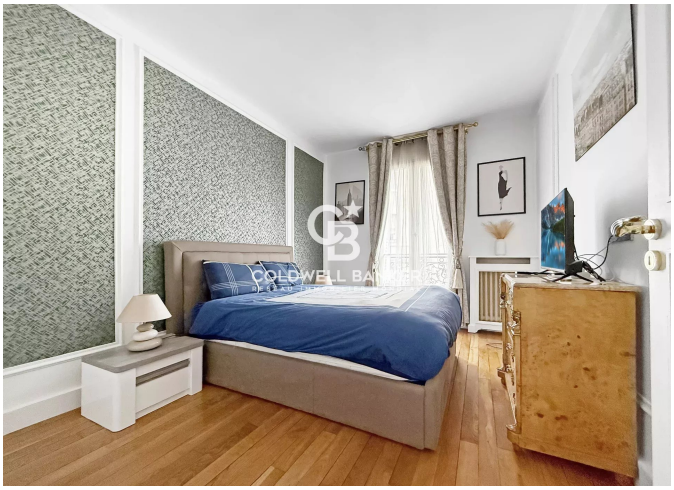
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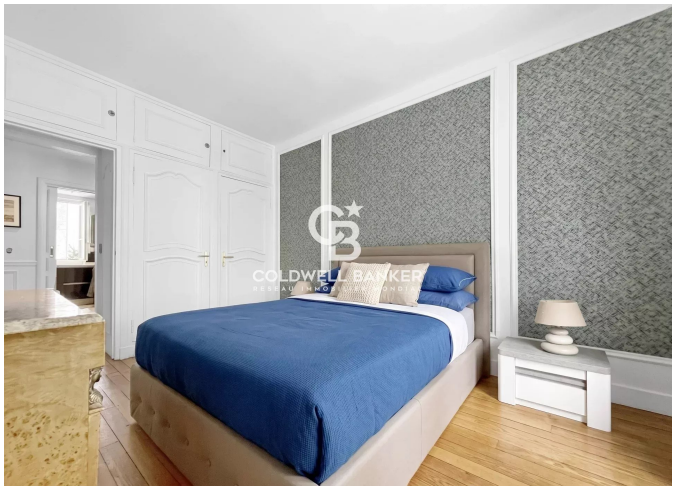












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