COLDWELL BANKER
EUROPA REALTY

Apartment Neuilly-sur-Seine 64 m²



SALE PRICE : 720 000 €

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Ideally located in a highly sought-after, vibrant neighborhood of Neuilly-sur-Seine (Sablons district), right next to the Line 1 subway station, discover this superb 3-room apartment on the second floor of a beautiful condominium building. A prime location that places this property in a highly rated school district, from kindergarten through the prestigious Pasteur Middle and High Schools.

Situated in a beautiful, impeccably maintained pre-war building, this floor-through apartment will win you over with its authentic charm and warm atmosphere. Great news for future buyers: the renovation of the common areas is currently underway. This project has already been voted on and fully paid for by the current sellers.

In good condition overall, this apartment features an optimal layout that also offers the flexibility to be easily reconfigured to suit your tastes and needs. It is currently laid out as follows: an inviting entryway, a living room bathed in natural light thanks to large windows, a separate kitchen, two beautiful bedrooms, and a bathroom.

Lovers of classic architecture will be charmed by the beautifully preserved period details: stunning hardwood floors, elegant crown moldings, and a fireplace. Furthermore, its floor-through layout ensures wonderful natural light throughout the day, as well as excellent cross-ventilation.

A basement storage unit is included with this property.

Finally, a major asset for peace of mind: the condominium fees are very reasonable, kept at just €1,500 per year.

Property Highlights:
- Timeless classic charm (hardwood floors, crown moldings, fireplace)
- Exceptionally bright, floor-through apartment with large windows
- Flexible floor plan, offering great potential for reconfiguration
- Premium location, with all shops, public transit, and top-tier schools (Pasteur district) within walking distance

No upcoming building assessments, as the newly renovated common areas are fully paid for by the sellers.

A rare find in this area, combining classic charm, a flexible layout, and a perfect location.
Schedule your showing today!

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FEATURES

Property type:	Apartment	Area:	64.0 m²	Elevator:	Oui
Property tax:	€831.00	Number of rooms:	3 rooms	Number of bedrooms:	2 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): F 374

Greenhouse gas emissions (GHG) index: F 83

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