COLDWELL BANKER
EUROPA REALTY

Apartment Puteaux 102 m²



SALE PRICE : 649 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Located in Suresnes, in the Carnot–Gambetta neighborhood near the Puteaux border, this attractive apartment on a high floor offers generous living space and exceptional natural light, thanks to its large picture windows and through-layout with dual exposure.
The southwest-facing living room enjoys optimal sunlight from midday through the late afternoon.

The well-maintained condominium features a pleasant private garden, lush and tree-lined, perfect for relaxing moments for both adults and children.

With a Carrez law surface area of 94.23 m², the apartment includes two bedrooms (with the option to create a third), a bathroom, a shower room, a separate kitchen, and a spacious 33 m² double living room opening onto a southwest-facing 8.3 m² balcony.
The entire apartment has been recently renovated—no work required.

A cellar/storage unit and an underground parking space, accessible by elevator, complete the property.

Ideal location: schools (from preschool through middle school) within 300 m, shops 200 m away, public transportation within a 5-minute walk (bus lines 93 and 144 at 150 m, T2 tramway – Belvédère at 600 m), and Puteaux train station a 10-minute walk away.

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FEATURES

Property type:	Apartment	Area:	102.27 m²	Elevator:	Oui
Number of units:	344	Property tax:	€1.00	Number of rooms:	4 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): D 188

Greenhouse gas emissions (GHG) index: D 38

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