COLDWELL BANKER
EUROPA REALTY

Apartment Paris 93 m²



SALE PRICE : 1 980 000 €

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

In the heart of the highly prestigious 7th arrondissement, discover an exceptional 93.52 sq. m. apartment (Loi Carrez), sold fully furnished and decorated by the talented interior design firm.
Located on the fifth floor of a secure, high-end residence with a resident caretaker, this remarkably serene property has undergone a masterly renovation and has never been lived in since its completion.
Bathed in natural light thanks to its elevated position and large windows, the vast reception area opens onto an inviting entrance hall with a guest restroom, before unfolding into a fluid living space that brings together a warm living room, a dining area, and a high-end open-plan kitchen.
This living space extends naturally onto an 11 sq. m. continuous balcony, offering an unobstructed, leafy view with total privacy, enhanced by a superb glimpse of the UNESCO headquarters and Les Invalides.
The night quarters have been designed like true hotel suites to ensure absolute privacy. They feature two refined bedrooms, each with its own meticulously finished en-suite shower room, one of which is enhanced by a large, custom-made walk-in closet.
The combination of noble materials, a perfectly optimized layout, and a fully integrated ducted air conditioning system hallmarks the quality of this turnkey property. A cellar completes this rare market opportunity, with the option to purchase a private parking space directly in the building's basement at an additional cost.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	Apartment	Area:	93.52 m²	Elevator:	Oui
Number of units:	56	Property tax:	€2.00	Number of rooms:	4 rooms
Number of bedrooms:	2 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 163

Greenhouse gas emissions (GHG) index: C 28

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