COLDWELL BANKER
EUROPA REALTY

Apartment Paris 90 m²



SALE PRICE : 779 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

In the heart of the highly sought-after Auteuil neighborhood, prized for its tranquility and high quality of life, this 89.40 sq.m. (approx. 962 sq.ft.) family apartment boasts a prime location close to shops, the Bois de Boulogne, Roland-Garros, and the Parc des Princes.

Located on the 2nd floor (European 1st floor) with an elevator in a secure, perfectly maintained residence organized around a large, tree-lined inner courtyard, this property offers an ideal foundation for a beautiful renovation project.

The apartment opens into a foyer leading to a spacious living room of nearly 30 sq.m. (approx. 320 sq.ft.). This beautiful living space, extended by a balcony, features a fitted open-concept kitchen.
The sleeping area consists of three comfortable bedrooms, one of which boasts its own private balcony. A bathroom with a bathtub and a separate toilet complete this optimal family layout.

Customization Potential: In need of cosmetic updating, this property gives you the opportunity to choose your own finishes and create a home entirely tailored to your taste.

Premium Building: Secure residence with an on-site superintendent, intercom, keypad entry, and a peaceful tree-lined courtyard.

Practicality: The condo fees (HOA dues) are well-managed and include heating, cold water, the superintendent, and elevator maintenance. A clean, concrete-floored storage cellar is included with the property.

A family-friendly and convenient environment:

School District: The property is zoned for the Parc des Princes elementary school and the Jean de la Fontaine middle school.

Transportation: Subway stations (Lines 9 and 10 - Michel-Ange Molitor / Porte d'Auteuil / Exelmans) are a short 500-meter (0.3-mile) walk away. The neighborhood is also served by bus lines 52, 62, and 72.

An apartment with tremendous potential, ideal for a family looking to settle in a highly desirable and pleasant neighborhood.

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FEATURES

Property type:	Apartment	Area:	90.0 m²	Elevator:	Oui
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): D 194

Greenhouse gas emissions (GHG) index: D 41

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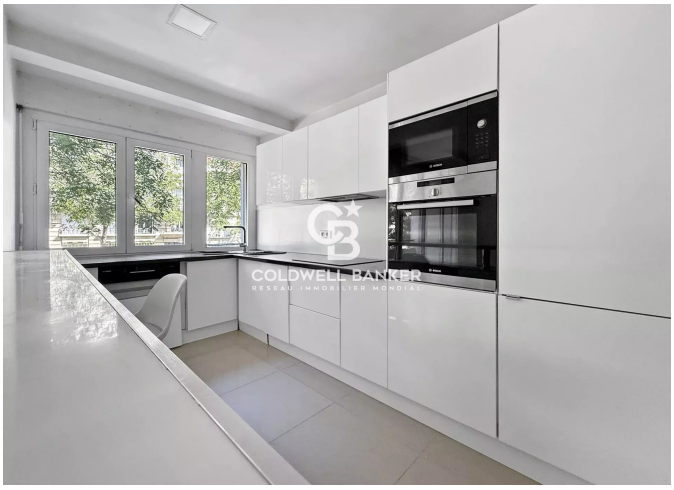









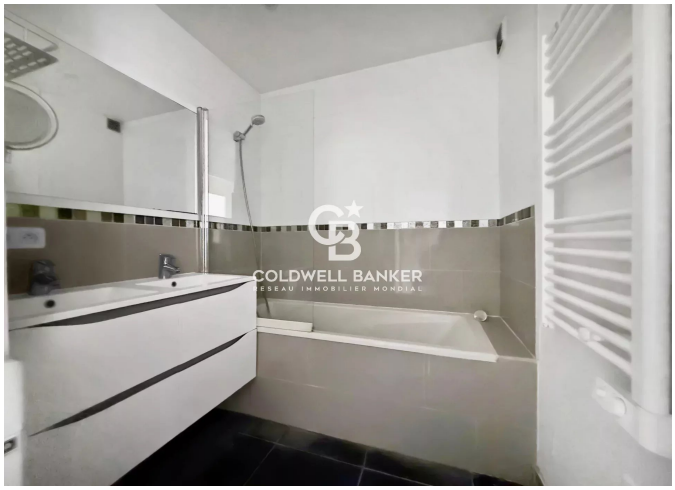

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