COLDWELL BANKER
EUROPA REALTY

Apartment Paris 99 m²



SALE PRICE : 1 450 000 €

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

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cbai@coldwellbanker.fr

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DESCRIPTION

Located in a sought-after district of the capital, this 95 sqm family apartment offers a living environment that is both welcoming and highly functional.
Set within a beautiful, secure freestone building with a caretaker, it features a fluid layout that cleverly separates the living and sleeping areas.
The entrance leads you to a bright and easy-to-arrange main room, offering generous volumes to set up a living area and a dining corner. Extending from it, the kitchen is fully fitted and equipped to meet all daily needs. Having benefited from a recent renovation, the entire apartment boasts a neat interior in excellent condition, making it easy to envision yourself moving straight in without any work required.
The sleeping area, set back to guarantee peace and quiet for the whole family, consists of three proper, cozy bedrooms with built-in storage.
Finally, the location of this property is a real asset for convenient daily living. Local shops, public transport, and excellent school zoning are in the immediate vicinity. A cellar also completes this property.

A warm and turnkey apartment, perfectly suited for a family wishing to enjoy Parisian life with complete peace of mind. A cellar as well as a 6 sqm maid's room complete this property.

Ideally located in the heart of the 16th arrondissement, this apartment enjoys an exceptional setting for family life. You will benefit from a top-tier school catchment area, with the renowned Janson-de-Sailly elementary and middle schools just a few minutes' walk away, ensuring a prestigious education in a safe and secure neighborhood. In terms of transport, the location is perfectly served: just steps away from the Boissière (line 6) and Victor Hugo (line 2) metro stations, making commuting across the capital effortless and allowing you to balance professional and family life with absolute peace of mind.

Added bonus: Possibility to rent, at an additional cost, a parking space ideally located right opposite the building for €200 / month.

For more information on the risks to which this property is exposed, please visit the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	99.87 m²	Number of units:	57
Property tax:	€2.00	Number of rooms:	4 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 232

Greenhouse gas emissions (GHG) index: B 9

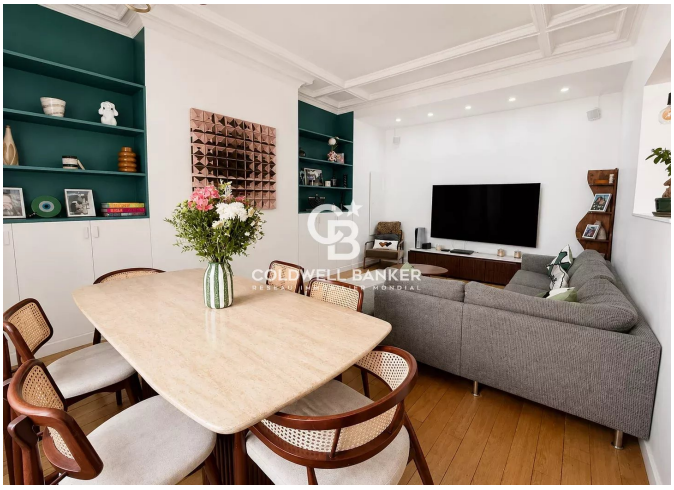
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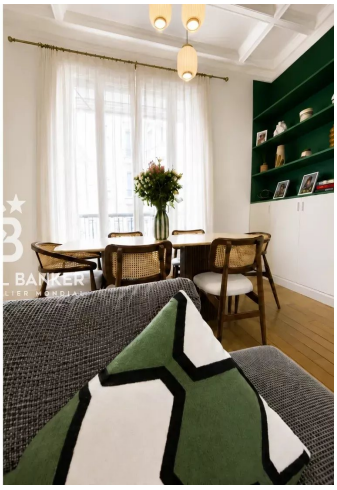
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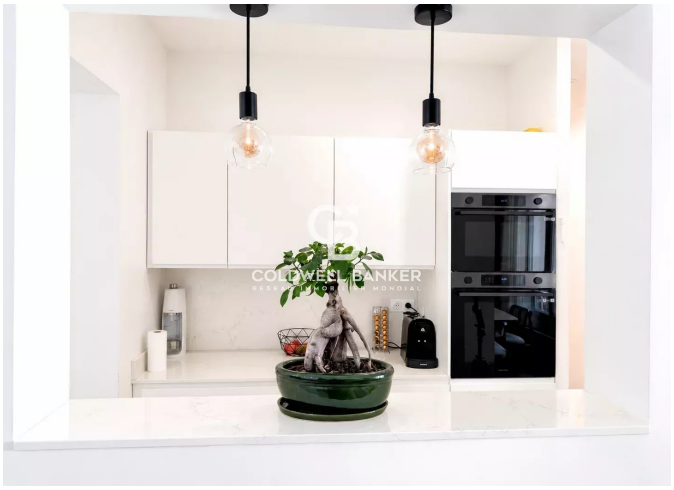














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