COLDWELL BANKER
EUROPA REALTY

Apartment Versailles 136 m²



SALE PRICE : 750 000 €

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

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## DESCRIPTION

Discover a rare gem: a penthouse-style apartment, located on the 6th and top floor with an elevator in a secure residence in the highly sought-after Chantiers neighborhood of Versailles. This unique property offers a total arranged surface area of 136 sqm, comprising 88.06 sqm of living space (Carrez Law) intelligently complemented by a sumptuous 48.55 sqm veranda, to which is added a magnificent 43.22 sqm open-air terrace. A true house suspended between sky and city, it redefines urban living by providing incomparable space and light.

The interior volumes are intelligently distributed, creating a living environment that is as functional as it is pleasant. The spacious living room of almost 30 sqm is bathed in natural light thanks to its large bay windows, highlighting a warm parquet floor. The bright and functional kitchen, with its ample storage, benefits from a window opening directly onto the veranda, all complemented by a highly practical utility room for daily use. The sleeping area consists of three beautiful bedrooms with parquet flooring, featuring built-in storage spaces and offering direct access to the outdoors. The shower room has been completely renovated with contemporary materials.

The true jewel of this property is its outdoor space of spectacular dimensions. Cross the threshold to discover the immense veranda directly extending from the apartment. Ideal in all seasons, this winter garden-style room benefits from a warm wooden floor and lends itself to multiple layouts: a large convivial dining area, a light-filled reading space, or even a winter lounge around its custom-made fireplace area. It can moreover be fully heated thanks to this hearth or by electric radiators, allowing you to enjoy an unobstructed view all year round. On the other side, the tree-lined terrace offers a true corner of paradise. Pleasant and intimate thanks to its pergola and planters, it provides the ideal backdrop to set up your future outdoor reception and relaxation area.

A cellar and an underground parking space complete the amenities of this property.

Ideally located, this apartment enjoys immediate proximity to all amenities. The Versailles-Chantiers train station, a true transport hub for quickly reaching Paris, is accessible within a few minutes' walk. You will also enjoy a pleasant and dynamic neighborhood life, with its numerous shops, restaurants, and renowned schools, guaranteeing a practical and serene daily life.

Property features:

Asking price: €750,000 (agency fees payable by the seller included)

Living space: 88.06 sqm (4 rooms, 3 bedrooms)

Exterior: 43.22 sqm terrace and 48.55 sqm veranda

Annexes: 1 indoor parking space, 1 cellar

Status: Co-ownership (Condominium)

Energy consumption: DPE E (Energy Performance Certificate)

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

Contact and viewings:
Mathis de Gevigney
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## FEATURES

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|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 136.0 m² | Elevator: | Oui |
| Property tax: | €1.00 | Number of rooms: | 4 rooms | Number of bedrooms: | 3 bedrooms |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 291

Greenhouse gas emissions (GHG) index: C 11

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