COLDWELL BANKER
EUROPA REALTY

Apartment Deauville 79 m²



SALE PRICE : 710 000 €

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 on the 2nd floor of a secure luxury residence in Deauville, this elegant triplex apartment spread over 3 levels will captivate you with its spaciousness, natural light, and immaculate overall condition. This exceptional, meticulously maintained property requires no renovation and offers high-quality finishes for immediate occupancy.

The first level opens onto a large, warm, and bright living room providing direct access to balcony-terraces. Completely unoverlooked and hidden from view, these private outdoor spaces guarantee a peaceful, quiet, and verdant living environment. A modern and inviting open-plan kitchen flows seamlessly into the living room, alongside a guest toilet. On the second level, you will find a comfortable first bedroom and a cozy lounge, which can easily be converted into a second bedroom depending on your needs. A superb shower room, completely renovated in 2024, and two additional balcony-terraces complete this perfectly optimized floor.

On the upper floor, discover an independent sleeping area offering total privacy. It consists of a large attic master bedroom, complete with its own en-suite bathroom and toilet, creating a true haven of peace.

Additional Amenities: You will benefit from 2 private parking spaces and enjoy exclusive access to the residence's heated indoor swimming pool, all set in a quiet and highly secure environment.

An exceptional property (living like a house) on the Côte Fleurie market, ideal as a primary residence or a secondary pied-à-terre. A must-see without delay!

Asking Price: €710,000 (agency fees payable by the seller included)

Energy Rating: D | Co-ownership property

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

Contact:
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Géraldine Bernardin - Real Estate Commercial Agent - EI - RSAC N°820172807

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FEATURES

Property type:	Apartment	Area:	79.21 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 218

Greenhouse gas emissions (GHG) index: B 8

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