

Appartement Reims 109 m²



PRIX DE VENTE : 525 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

DESCRIPTION

4-Room Art Deco Apartment – Prime Location Reims – Near Paris – Potential for 3 Bedrooms

Located on the prestigious Boulevard Foch, in the very heart of Reims, just steps from the central train station and historic centre, this Art Deco apartment offers 109.55 sqm (Carrez law), complemented by approximately 36 sqm of additional usable lower-level space.

Set within an elegant 1923 building designed by architect Georges Bisson, the property retains beautiful original features including oak parquet flooring, a stone fireplace, refined woodwork, and a striking oval window in the dining room.

The reception areas unfold through a sequence of living and dining spaces connected by a characteristic archway, offering exceptional volumes and strong potential for enhancement.

The apartment currently includes one bedroom on the main level, with the possibility to create two to three bedrooms depending on the desired layout.

The lower level, accessible via an internal staircase and benefiting from natural light, provides additional flexible space ideal for a guest suite, home office or private area.

A private garage and an outdoor parking space within the courtyard complete the property — rare features in central Reims.

A full architectural renovation project has already been designed in collaboration with DP Home, including layouts, cost estimates and interior design proposals.

This property is ideally suited for buyers seeking a distinctive residence, a refined pied-à-terre or a lifestyle investment in the Champagne region, just 45 minutes from Paris.

A rare opportunity combining architectural character, prime location and strong value potential.

Agency fees payable by the buyers.

€500,000 seller's net price. €25,000 agency fees.

More information on potential risks: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	109.55 m ²	Nombre de lots :	14
Taxe foncière :	€1.00	NB de pièces :	4 rooms	NB de chambres :	2 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

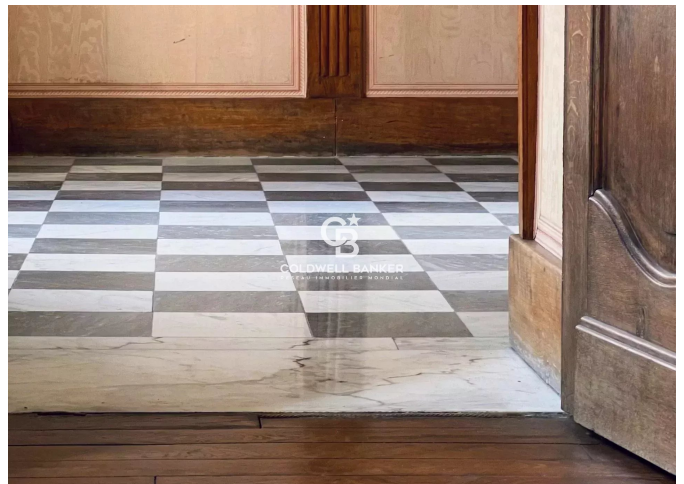
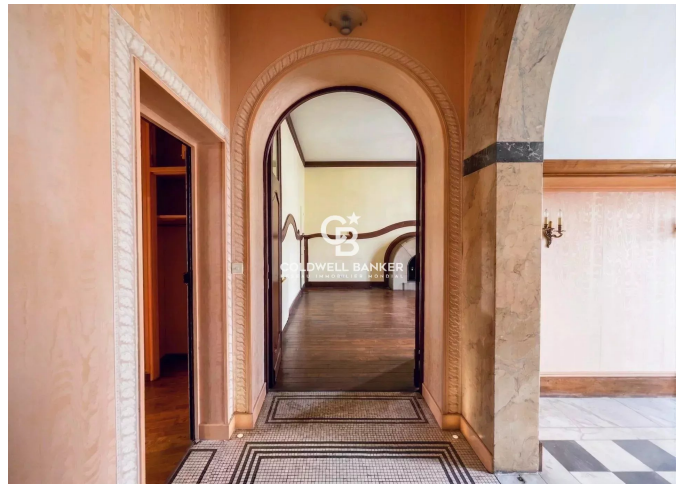
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 370

Indice d'émission de gaz à effet de serre (GES) : F 75



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