

Appartement Levallois-Perret 57 m²



SALE PRICE : 549 000 €

EMAIL : WESTLIFE@COLDWELLBANKER.FR

EXCLUSIVITY

DESCRIPTION

Spacious 58 sqm one-bedroom apartment located on the first floor of an elegant 1990s residence. Optimally laid out, it features a large 22 sqm southwest-facing living room, a 13.6 sqm bedroom, a separate kitchen with a non-load-bearing wall between the kitchen and living room, a large bathroom, and a separate WC.

Armored security door, fiber-optic internet, double glazing, and absolute quiet. Excellent energy rating (EPC: C). Very low service charges and low property tax. Facade renovation and waterproofing works were recently completed. No major works planned within the condominium.

High-quality features, very good condition, sold with a cellar and a parking space within the residence. On-site caretaker and video surveillance.

Ideally located close to all shops, restaurants, and services on Rue Louise Michel, near Louise Michel Metro Line 3. Metro Line 1 is approximately a 10-minute walk away (Porte Maillot or Les Sablons). A must-see quickly.

FEATURES

Property type:	Appartement	Area:	57.68 m ²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom

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

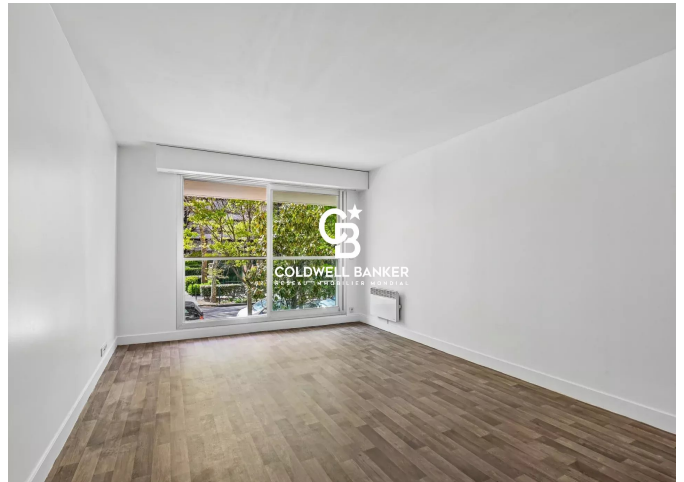
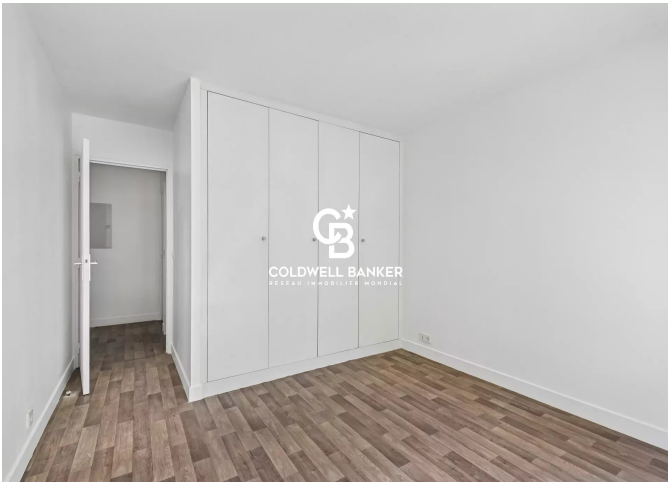
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 132

Greenhouse gas emissions (GHG) index: A 4



COLDWELL BANKER
EUROPA REALTY



12 rue Gabriel Péri
France, 92300, Levallois-Perret



PHONE : +33980771381
westlife@coldwellbanker.fr