

Appartement Deauville 100 m<sup>2</sup>

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PRIX DE VENTE : 545 000 €

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EXCLUSIVITÉ

## DESCRIPTION

Just a stone's throw from the prestigious Franciscaines Cultural Center, fall in love with this charming 77.39 m<sup>2</sup> (Carrez) duplex (100 m<sup>2</sup> of floor space) in excellent condition. Located on the 3rd and top floor of a luxury residence with an elevator, security, and a concierge, this property offers absolute tranquility and no overlooking neighbors.

Enjoy exceptional natural light throughout the day thanks to its three-sided exposure. The warm and inviting living area opens onto a southwest-facing balcony. The kitchen, meanwhile, is fully fitted and equipped. On the main level, a hallway leads to two bedrooms, a bathroom, and a separate toilet. Upstairs, discover a true haven: a third bedroom with its own bathroom, a second toilet, and an intimate, private terrace.

Its major asset: An exceptional location, just 500 meters from the seaside and a 20-minute walk from the bustling Place Morny. A true haven of peace in the heart of Deauville.

A cellar and an underground parking space complete this high-quality property.

ASKING PRICE €545,000 (Seller's fees and charges included)

Condominium with 278 units. Average annual budget contribution: €3,472. No legal proceedings are currently pending. Energy Performance Rating: E

Information on the risks associated with this property is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	100.63 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	4 rooms	NB de chambres :	3 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 290

Indice d'émission de gaz à effet de serre (GES) : C 11



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