

COURBEVOIE - EXCEPTIONAL DUPLEX WITH TERRACE

1 590 000 €

Ref 85486837B

Courbevoie - Apartment 2122 sq ft

VANEAU
Luxury Real Estate



About this property

In the sought-after Marceau-Républicain district, this superb top-floor duplex offers 197.18 m² Carrez, combining old-world charm with modern comfort. Ideal for a family in search of space and conviviality, it benefits from exceptional luminosity thanks to its numerous openings. First level: The entrance hall leads to three spacious bedrooms, a shower room, a laundry room and a separate toilet. Every room is designed to offer comfort and tranquility. Second level: The entrance hall leads to a vast, light-filled 35 m² living room, thanks to a central skylight. The open-plan, fully-equipped kitchen combines design and functionality, ideal for food lovers. It opens onto a convivial dining room. A bathroom and two large bedrooms complete this floor, one of which has been converted into an office, offering direct access to a south-west-facing terrace, a haven of peace for relaxing in the open air. Seller's fees included in selling price. Average annual running costs: euros4,800. Total number of lots: 20 - No current proceedings under articles 29-1 A and 29-1 of law no. 65-557 of July 10, 1965 and article L.615-6 of the CCH. Estimated annual energy costs for standard use: between euros2,830 and euros3,870 per year, indexed to January 1, 2021. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>. Mandate no. 20862.

Vaneau Neuilly

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VANEAU AGENCY NEUILLY

137 , avenue Achille Peretti
92200 Neuilly sur Seine

Price : 1 590 000 €

Surface : 2122 sq ft

Rooms : 7

Bedrooms : 4

Floors : 2

Bathrooms : 1

Shower rooms : 2

Cellar : Yes

Parkings : 1

Digicode : Yes

Intercom : Yes

Alarm : Yes

Terrace : Yes

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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

30 ans d'expérience en vente
viagère



VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU C'EST AUSSI



VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie



VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf



GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris



COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

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1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés