

## Beautiful 4 room apartment with terraces in Levallois-Perret

apartment / purchase

### General information

#### General

Property nr:	M63
Address:	FR-92300 Levallois-Perret Hauts-de-Seine France
Region:	Île-de-France

#### prices

purchase price:	1,010,500.00 EUR
agent fee / commission:	Fees payable by the seller.
agent fee including VAT:	yes
agent fee required:	yes

#### measures

residential area:	82 m <sup>2</sup>
number of rooms:	4
number of bathrooms:	2
number of living rooms:	1
number of bedrooms:	3
number of balconies:	2

#### features

type of heating:	underfloor heating
flooring material:	wood
kitchen:	american style kitchen
bathroom:	with bathtub
lift:	yes
balcony / terrace:	yes
direction balcony / terrace:	north, south

#### condition

age:	old building
type of condition:	as good as new



## surroundings

zone: city

## administration

type of use: habitation

## energy certificate

energy certificate available: yes  
energy efficiency category: D  
type of certificate: by consumption  
consumption including hot water: yes

## detailed description

We are delighted to present this exceptional apartment located in Levallois-Perret. Nestled on the 6th floor, this 4-room apartment offers an ideal living environment for families looking for comfort and modernity. Upon entering this apartment, you will immediately be seduced by its spacious layout and brightness. It consists of 3 bedrooms, ideal for accommodating your family or guests. In addition, it has a guest toilet, a bathroom and a shower room with toilet, thus providing optimal comfort for all members of your household.

The fully equipped kitchen is a real asset of this apartment. You can prepare delicious meals and enjoy convivial moments with family or friends. In addition, the two terraces of 17.5m<sup>2</sup> each will offer you a privileged outdoor space to relax and enjoy the sunny days. Another advantage of this apartment is the presence of a small laundry room, allowing you to easily manage your household chores. Additionally, a cellar is also included, providing additional storage space for your personal belongings.

The building is equipped with an elevator, which facilitates access to the apartment, especially for people with reduced mobility. In addition, this crossing apartment guarantees natural ventilation and optimal light throughout the day. Finally, it is important to emphasize that this apartment has been completely renovated, thus offering a modern and aesthetic living environment.



The location of this apartment is another of its major assets. Levallois Perret is a popular commune, offering a perfect living environment between serenity and urban dynamism. You will be close to all shops, schools and essential services, allowing you to easily move around the neighborhood. In addition, the proximity to downtown Paris will allow you to take full advantage of everything this cosmopolitan city has to offer.

Don't miss this unique opportunity to acquire an exceptional apartment in Levallois Perret. Contact us now to arrange a visit and discover for yourself all the advantages this property offers.

Fees payable by the seller.

Price: €1,010,500 DPE: D GES: D

Video tour available on our YouTube channel.

Name of the agent in charge of the sale: Mr Sylvain Serge Talvan - 06 58 49 85 16 - [sylvain@talvans.com](mailto:sylvain@talvans.com) Status: Holder of the Transaction card No.: CPI 7501 2018 000 030 535

NON-HOLDING OF FUNDS - ABSENCE OF FINANCIAL GUARANTEE

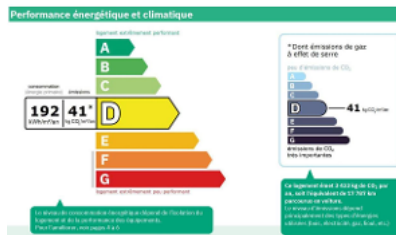
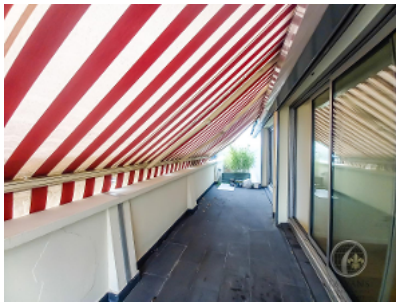
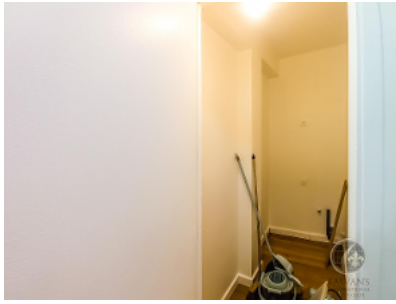
Prices & information: Talvan's International - Paris Real Estate Agency (search on Google) or [TALVANS.COM](https://www.talvans.com)

## Gallery











Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

---

## Agency

---

### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
<b>Website:</b>	talvans.com

### Your contact person

<b>Name:</b>	Mr Sylvain Serge Talvan
<b>Phone:</b>	+33658498516
<b>Mobile:</b>	+33658498516
<b>E-mail:</b>	contact@talvans.com