

# Luxury 5-Room Apartment with 2 Balconies, Neuilly-sur-Seine

terrace apartment / purchase

## General information

### General

Property nr:	M67
Address:	FR-92200 Neuilly sur Seine Hauts-de-Seine France
Region:	Ile-de-France

### prices

purchase price:	1,378,000.00 EUR
car parking space included:	no
price is negotiable:	yes
purchase price for car parking space:	60,000.00 EUR
obligation to takeover car parking space:	no
agent fee / commission:	Agency fees charged to the seller.
agent fee including VAT:	yes
agent fee required:	yes

### measures

residential area:	120 m <sup>2</sup>
number of rooms:	5
number of living rooms:	2
number of bedrooms:	3
number of separate toilets:	2
number of balconies:	2
terrace area:	20 m <sup>2</sup>
number of parking spaces:	2

### features

kitchen:	open-plan kitchen
bathroom:	with bathtub, with shower
lift:	yes
balcony / terrace:	yes
air-conditioned:	yes

### condition

age:	old building
type of condition:	excellent

### surroundings

zone:	city
view:	distant view

### administration

type of use:	habitation, investment
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### energy certificate

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

### detailed description

Immerse yourself in a refined living experience with this exceptional 5-room apartment, discreetly situated in the heart of Neuilly-sur-Seine. Nestled within a mid-20th-century building, this sophisticated residence on the 3rd floor not only captures panoramic views and abundant natural light but also offers two charming balconies, each approximately 10 square meters in size.

#### Key Features:

Expansive double reception seamlessly blending with a fully equipped open kitchen.

Beautiful master suite with a private en-suite shower room and its own balcony.

Two generously proportioned children's bedrooms, a well-appointed bathroom, and a convenient laundry room.

Revel in unobstructed views and ample natural light throughout the spacious 120 sqm interior.

Dual balconies, totaling approximately 20 sqm, providing a peaceful outdoor retreat.

A cellar is included, offering additional storage space.

Optional acquisition of two underground parking spaces in addition to the price.

Situated in Neuilly, Pasteur area: Discover tranquility in this desirable Neuilly neighborhood, celebrated for its charm and convenience. Surrounded by essential amenities, renowned schools, and inviting parks, this residence promises an idyllic setting for an unparalleled living experience.

Ideal for Discerning Families: Perfect for families seeking a harmonious blend of space, sophistication, and practicality, this apartment ensures a comfortable and stylish living environment. The double reception area creates an ideal space for seamless entertaining, while the well-appointed bedrooms guarantee a haven of rest for every family member.

Seize the Opportunity: This distinguished 5-room residence in one of Neuilly-sur-Seine's most coveted locations is a rare find. Contact us now to arrange a private viewing and explore the potential of making this sophisticated apartment your new home.

Energy Performance Rating: C Environmental Impact Rating: C

Video tour available on our YouTube channel. Agency fees charged to the seller.

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

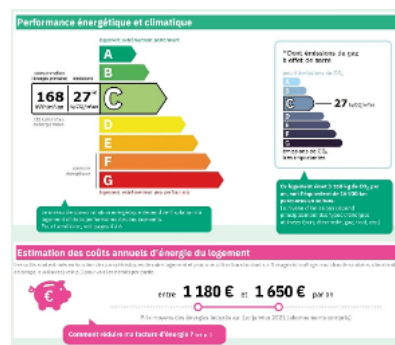
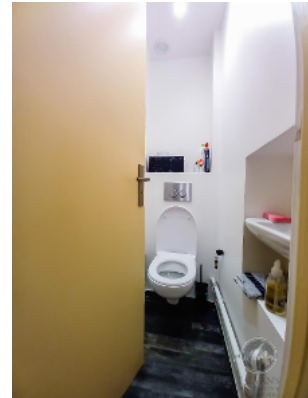
Prices & information: Talvan's International - Paris Real Estate Agency (search on Google) or [TALVANS.COM](https://TALVANS.COM)

## Gallery











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

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## Agency

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### 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

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