



Superb 4-Room Apartment with Terrace and Seine View - Ile de la Jatte

terrace apartment / purchase

General information

General

| | |
|--------------|---|
| Property nr: | M92 |
| Address: | FR-92300 Levallois Hauts-de-Seine France |
| Region: | Ile-de-France |

prices

| | |
|---|------------------|
| purchase price: | 1,395,000.00 EUR |
| price is negotiable: | slightly |
| purchase price for car parking space: | 80,000.00 EUR |
| obligation to takeover car parking space: | no |
| agent fee including VAT: | yes |
| agent fee required: | yes |

measures

| | |
|-----------------------------|------------------------|
| residential area: | 113 m ² |
| kitchen area: | 15 m ² |
| number of rooms: | 4 |
| number of living rooms: | 2 |
| number of bedrooms: | 2 |
| number of separate toilets: | 3 |
| number of terraces: | 1 |
| terrace area: | 27 m ² |
| number of parking spaces: | 2 |
| type of car parking space: | in underground parking |

features

| | |
|-----------|--------------|
| bathroom: | with bathtub |
|-----------|--------------|

condition

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

surroundings

| | |
|------------------|----------------|
| zone: | suburbs |
| location: | unobstructable |
| view: | distant view |

administration

| | |
|--------------------------------------|---------------------------------|
| type of use: | habitation, investment, leisure |
| suitable as holiday property: | yes |

energy certificate

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

detailed description

Discover this superb ****113 m² Carrez Law**** apartment, nestled in a luxury residence, offering a rare quality of life on the outskirts of Paris.

Property Description

Located on the 1st floor, this apartment combines generous space and modern comfort. It comprises:

- * A spacious entrance hall with built-in storage,
- * A bright living room of over 40 m² opening onto the terrace, ideal for entertaining family and friends,
- * A separate, functional and welcoming kitchen of nearly 13 m²,
- * Two spacious bedrooms (13 m² and 15 m²),
- * Two spacious hallways with closets,
- * A bathroom, a shower room, and a separate toilet,
- * Plenty of storage space,
- * A superb 26.5 m² terrace, ideal for entertaining family and friends.

In addition: a private cellar and a locked storage room in the basement.

Living Environment and Surroundings

This apartment enjoys an exceptional location in the heart of the Hauts-de-Seine region. Its lush residential setting is distinguished by:

- * Breathtaking views of the Seine, the barges, and the charm of the riverbanks, offering a daily spectacle that changes with the seasons.
- * Immediate proximity to tennis courts and modern sports facilities for sports and leisure enthusiasts.
- * Green spaces, parks, and landscaped promenades along the quays, ideal for relaxing moments or family strolls.

The neighborhood combines tranquility and urban vitality: local shops, renowned schools, local markets, varied restaurants, and healthcare facilities. In terms of mobility, access is facilitated by an extensive transport network (metro, bus, train), providing quick access to La Défense and central Paris.

Technical highlights

- * Generous surface area: 113.08 m² (Carrez law)
- * Exterior: 26.58 m² private terrace
- * Cellar and lock-up garage included
- * Reassuring diagnostics: no asbestos, no termites
- * Energy Performance Certificate: D (241 kWh/m²/year) | GHG: B (7 kg CO₂/m²/year)
- * Functional, bright, and well-distributed apartment

Property and rental potential

Beyond its comfort, this property represents real asset value. Its location in a sought-after community and its rare terrace with a view of the Seine make it a secure investment, with excellent growth prospects.

For investors, it also offers strong rental potential:

- * High-end family rental, with its spacious rooms and well-designed living spaces.
- * Luxury furnished rental, particularly attractive to expatriates, executives, and diplomats working in La Défense or Paris.

Additional Information



* Type: 4 rooms

* Floor: 1st

* Year of construction: 1989-2000

* Possibility of purchasing a double garage (2 parking spaces) in the building, in addition to the price, for €80,000

This apartment is a rare opportunity, combining a prime location, modern comfort, and investment potential.

**Available immediately. Viewings by appointment.

Contact us today for more information or to arrange a viewing!

Presentation video available

Agency fees: to be discussed with the partner agency in the destination country

Agent in charge of the sale:

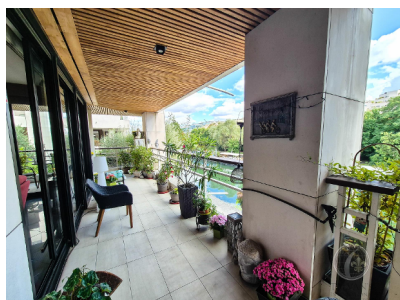
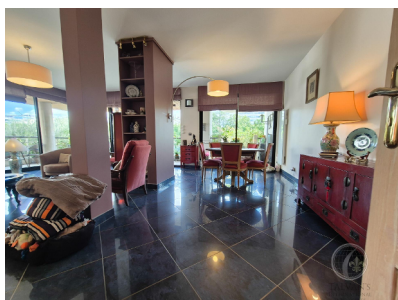
Mr. Sylvain Serge Talvan - 06 58 49 85 16 -
sylvain@talvans.com

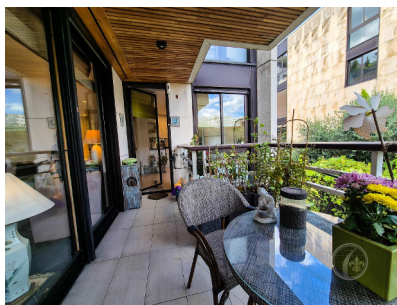
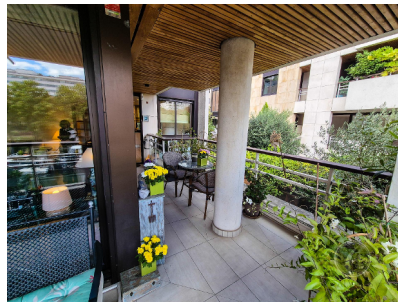
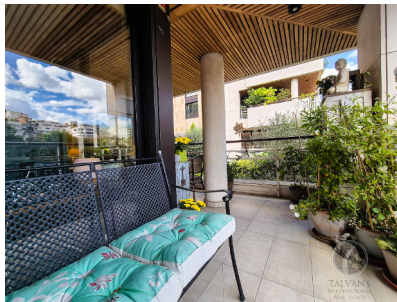
Talvan's International - Paris Real Estate Agency (Google search) or
TALVANS.COM

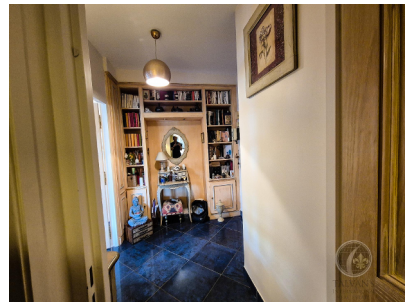
Transaction card: CPI 7501 2018 000 030 535

⚠ NO FUNDS ARE HELD - NO FINANCIAL GUARANTEE

Gallery







Performance énergétique et climatique

Attention, il s'agit d'un logement fait main de main / vendu avec un usage de votre DPE sur l'observatoire de l'énergie pour obtenir une simulation de votre logement, conformément aux données de votre DPE, qui servent de référence pour l'achat.

Logement extrêmement performant

241 kWh/m²/an
 7°C

Le niveau de consommation énergétique global de l'habitat, le logement et de participation des équipements. Plus d'informations sur page 4 & 5.

Le logement est classé A+ de 0 kWh/m²/an, soit l'équivalent de 4 647 km parcourus en voiture.

Le niveau d'émissions dépend principalement des types d'équipements (réseau, pompe, chauffage, etc.). Plus d'informations sur page 4 & 5.

Estimation des coûts annuels d'énergie du logement

Les coûts sont estimés en fonction des caractéristiques de votre logement et pour une utilisation standard sur 3 jours (chauffage, eau chaude sanitaire, climatisation, réfrigération, éclairage) et il peut varier les détails par usage.

entre **1 650 €** et **2 280 €** par an

Plus d'informations sur page 4 & 5 (abonnement complet)



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

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| Company registry: | 839 611 308 RCS de Paris, France |
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