



Apartment

LEVALLOIS PERRET (92)

486 500 €



46 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Welcome to this charming, bright apartment offering comfort and ease on a daily basis. RARE. 3 rooms, 46.20m² of living space, 2 bedrooms, cleverly furnished where optimization of space is at the heart of every detail. Located on the 4th and last floor in a very sought-after area of Levallois-Perret center. Living room with fully equipped open kitchen of 21.39m². 2 bedrooms respectively of 11.59m² overlooking courtyard not overlooked and 10.28m² with dedicated cupboards to easily organize your belongings. Recent shower room and toilets. Beautiful services, Quality parquet flooring, "Farrow & Ball" paint, Designer switches, Subway tile shower room, Heated towel dryer, Double glazing, Electric roller shutters in all rooms. Prime location: nestled in a highly sought-after area, 5 minutes walk from the Louise Michel metro station, the T3b tram and buses 84, 92, 165. This apartment benefits from privileged access to a myriad of amenities, restaurants, shops, So Ouest as well as nurseries, schools, leisure activities and to relax in Parc Trébois and Parc de la Planchette. No co-ownership work required. Renovation and roof with insulation completed in February 2024. An easily accessible cellar. Don't miss the opportunity to live in a pleasant and functional privileged environment. Visits possible every day by appointment at your convenience.

Nombre de lots de la copropriété : 12, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1724€ soit 143€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,51% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

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).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Bénédictte
CALVANESE**

**PARIS-17EME-
ARRONDISSEMENT
(75017)**

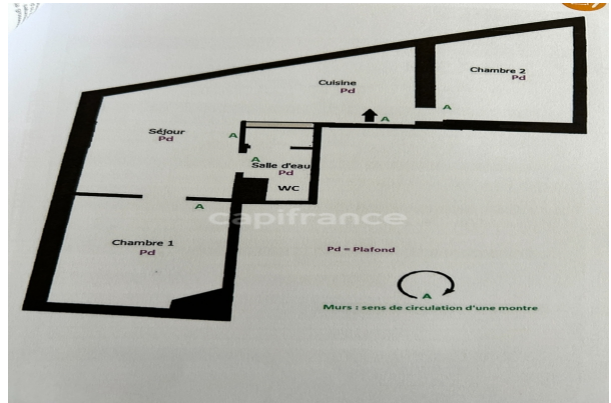
Agent

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Courts service city : PARIS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 843464

Property type Apartment

Year of construction 1948

Floor number 4

Floors count 4

Exposure TRAVERSANT

SURFACES

Living space 46 m²

Surface Carrez Law 45.84 m²

Living room surface 12 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 12

Condominium fees 144 €/mois

Share of expenses 1 724 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 1

Washrooms 1

DPE/GES

DPE 374

GES 81

APPENDIX

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen américaine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle