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Apartment with terrace and open view

Nogent Sur Marne , Val-de-Marne , Paris Ile-de-France



€550,000

inc. of agency fees

2 Beds 1 Baths 67.43 sqm

In Nogent-sur-Marne, at the foot of the Yvette Horner promenade, this bright 67 sqm apartment stands out for its absolute calm and optimized spaces. Located in a luxury residence, it offers a fluid layout...

At a Glance

Reference	MFH-PARIS9249	Near to	Nogent Sur Marne	Price	€550,000
Bed	2	Bath	1	Hab.Space	67.43 sqm
		Pool	No	Land Tax	N/A

Property Description

In Nogent-sur-Marne, at the foot of the Yvette Horner promenade, this bright 67 sqm apartment stands out for its absolute calm and optimized spaces. Located in a luxury residence, it offers a fluid layout and sought-after services. The apartment has three rooms, ideally distributed to adapt to varied needs, while maintaining a warm and refined atmosphere.

From the entrance, natural light bathes the living spaces thanks to large openings to the outside and mirrors

on the walls enlarging the space. The living room, both friendly and refined, blends in harmoniously. A separate kitchen, designed to combine aesthetics and practicality, is fully equipped and has clever storage to optimize the space. The master bedroom benefits from remarkable calm, while the office that can be transformed into a bedroom, reinforces daily comfort. The careful finishes and quality materials give a discreet and timeless elegance to the entire apartment.

Outside, a terrace discreetly extends the living room, offering a clear view of a peaceful garden. This space, ideal for moments of relaxation, invites you to enjoy the green environment. The immediate proximity of the Yvette Horner promenade reinforces the charm of this location, between serenity and urban amenities.

A unique apartment, at the crossroads of modern comfort and authenticity, perfect for those looking for an extraordinary living environment.

A large cellar and a garage complete this property subject to the status of co-ownership.

ENERGY CLASS: D CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022, 2023 between: EUR1,750 and EUR2,400.

RER A: Nogent-sur-Marne: 12 min walk

Shops: 8 min walk

Schools: 6 to 15 min walk

Albert De Mun school group: 10 min walk

- EI - RSAC: RSAC Créteil

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 2700 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€550,000

Key Information

Year Built:	1992
Internal Area:	67.43 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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