



## FRONT DE SEINE - APPARTEMENT EXCEPTIONNEL DE 138 M<sup>2</sup> VUE SEINE ET ÎLE DE LA JATTE.



### Emlakçı Bilgisi

|             |  |
|-------------|--|
| İsim:       | ArKadia  |
| Şirket Adı: |  |
| Ülke:       | United Kingdom   |
| Telefon:    |  |
| Languages:  | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 968,127.68 |

### Konum

|                      |               |
|----------------------|---------------|
| Ülke:                | France        |
| Eyalet/Bölge/ Şehir: | Île-de-France |
| Şehir/İlçe:          | Courbevoie    |
| Posta kodu:          | 92400         |
| Yayınlandı:          | 06.02.2026    |
| Açıklama:            |               |

On the 2nd floor with elevator in a well-maintained building with a concierge, accessible from the Promenade Paul Doumer and the Parc de Lattre de Tassigny, this spacious, 6-room apartment (138.37 m<sup>2</sup> Carrez law) is a rare find.

This property, created by combining a 2-room and a 4-room apartment, offers numerous layout possibilities: 4 or 5 bedrooms, a 55.5 m<sup>2</sup> living room with open-plan kitchen, a master suite, or the option to divide it into two separate apartments (or use it as a residence and office) thanks to the two existing entrances.

It currently includes: a main entrance, a double living room with NO OPPOSITE VIEWS facing SOUTH/SOUTH-EAST opening onto a LARGE 16 m<sup>2</sup> LOGGIA on the SEINE side, a dining room with a LARGE 9 m<sup>2</sup> BALCONY on the PARK side, a separate kitchen that can be opened onto the living room, a large laundry/pantry, 3 bedrooms (one of which opens onto the loggia and one with access to the balcony), a dressing room, a bathroom, a shower room and 2 separate WCs with washbasins. Numerous built-in closets.

Two dry cellars and two side-by-side parking spaces complete this apartment.

Individual electric heating and communal hot water. Double-glazed aluminum windows. Partially motorized roller shutters. Fiber optic internet.

The well-maintained, gated residence features bicycle storage and visitor parking. The common areas have been recently renovated and video surveillance has been installed.



The pedestrian promenade overlooking the Seine and the park at the foot of the building offer a peaceful living environment much appreciated by residents and a lovely playground for children and pets.

Direct access to the landscaped banks of the Seine (restaurants, terraces, lawns, exercise equipment) and the Courbevoie rowing club.

Shops on Rue Sainte-Marie and schools (including the Lucie Aubrac International High School) are in the immediate vicinity.

Metro Esplanade de La Défense (line 1) and Courbevoie station (line L) are a 15-minute walk away.

Yıl: 1983

## Genel Bilgiler

Yatak odası: 4  
Banyo: 2  
Bitmiş metrekare: 138 m2  
Floor Number: 2

## Room details

Total rooms: 6

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 231

## Building details

Parking: Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/AGHX-T707054/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T707054/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1598708

