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Breathtaking view from a very high floor

Puteaux , **Hauts-de-Seine** , **Paris Ile-de-France**



€895,000

inc. of agency fees

3 Beds 2 Baths 146.34 sqm

Located close to all amenities and the Île de Puteaux, on the 38th floor (out of 40) of the Tour Le France, this 146.34 m² apartment boasts exceptional...

At a Glance

Reference MFH-PARIS10964

Near to Puteaux

Price €895,000

Bed 3

Bath 2

Hab.Space 146.34 sqm

Pool No

Land Tax N/A

Property Description

Located close to all amenities and the Île de Puteaux, on the 38th floor (out of 40) of the Tour Le France, this 146.34 m² apartment boasts exceptional views of the Seine, the Bois de Boulogne, Paris, and its monuments.

It comprises an entrance hall with storage space and a guest toilet, a large 52 m² living room, a separate kitchen connecting to the entrance hall and living room, two bedrooms (with the possibility of creating a third bedroom), and two bathrooms with toilets.

Rated high-rise, the Tour Le France benefits from a dedicated on-site security team (24/7), several meeting rooms, a children's playroom, an outdoor children's playground, two tennis courts, hot water, and district heating included in the condominium fees. It also benefits from shops at the foot of the building.

A cellar completes this beautiful apartment, with the possibility of purchasing an additional parking space for euros25,000.

Esplanade de la Défense metro station (line 1) is 630 meters away.

Puteaux train station (train lines L and U - tram T2) is 950 meters away.

Bus lines 157, 158, and 175 are 200 meters away.

ENERGY CLASS: C / CLIMATE CLASS: C.

Estimated average annual energy costs for standard use, based on 2021 energy prices (including subscriptions): between euros1,610 and euros2,230.

- +33 6 98 46 19 75 / RSAC (Registration of the French National Insurance Company): .

Condominiums of 1810 units (No proceedings in progress).

Annual expenses : 9724.6 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€895,000

Key Information

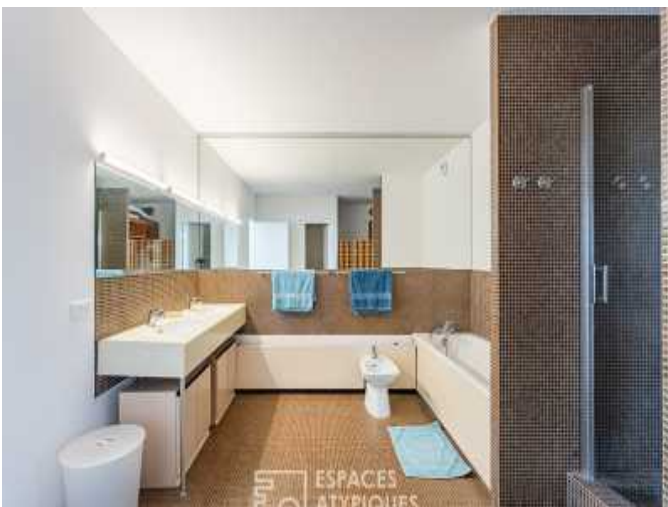
Year Built:	1974
Internal Area:	146.34 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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