

# COURBEVOIE - 4 ROOM APARTMENT WITH GARDEN

849 000 €

Ref 86931053

Courbevoie - Apartment 885 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Located on the ground floor of a modern building completed in 2021, this 83 sqm apartment offers an exceptional living environment thanks to its spacious 170 sqm private garden, accessible from all rooms. The entrance opens onto a bright 30 sqm living area featuring a lounge and open-plan kitchen, along with a guest toilet. The sleeping area includes two bedrooms, each with access to a shower room with toilet, as well as a master suite with a large walk-in closet and a private bathroom with toilet. This property stands out for its high-quality features: ample built-in storage, elegant parquet flooring and a home automation system ensuring modern everyday comfort. Outside, the garden also includes an 8 sqm outbuilding, fully air-conditioned and currently used as an office—ideal for remote work or a home business. A parking space completes this rare property on the market. Highlights: Recent and secure residence Spacious garden accessible from all rooms Master suite with walk-in closet Independent air-conditioned office Home automation system Private parking An ideal property combining modern comfort with generous outdoor space. Condominium consisting of 35 residential units. Annual charges amount to euros1,470. Information about the risks to which this property is exposed is available on the GÃ©orisques website. Estimated annual energy expenses range between euros597 and euros808 (prices indexed as of January 1, 2021, 2023, and 2023). No ongoing legal proceedings based on Articles 29-1 A and 29-1 of the 1965 law and Article L.615-6 of the French Construction and Housing Code.

## Vaneau Neuilly

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VANEAU AGENCY NEUILLY

137 , avenue Achille Peretti  
92200 Neuilly sur Seine

**Price :** 849 000 €

**Surface :** 885 sq ft

**Rooms :** 4

**Bedrooms :** 3

**Floors :** 5

**Bathrooms :** 1

**Shower rooms :** 1

**Elevator :** Yes

**Intercom :** Yes

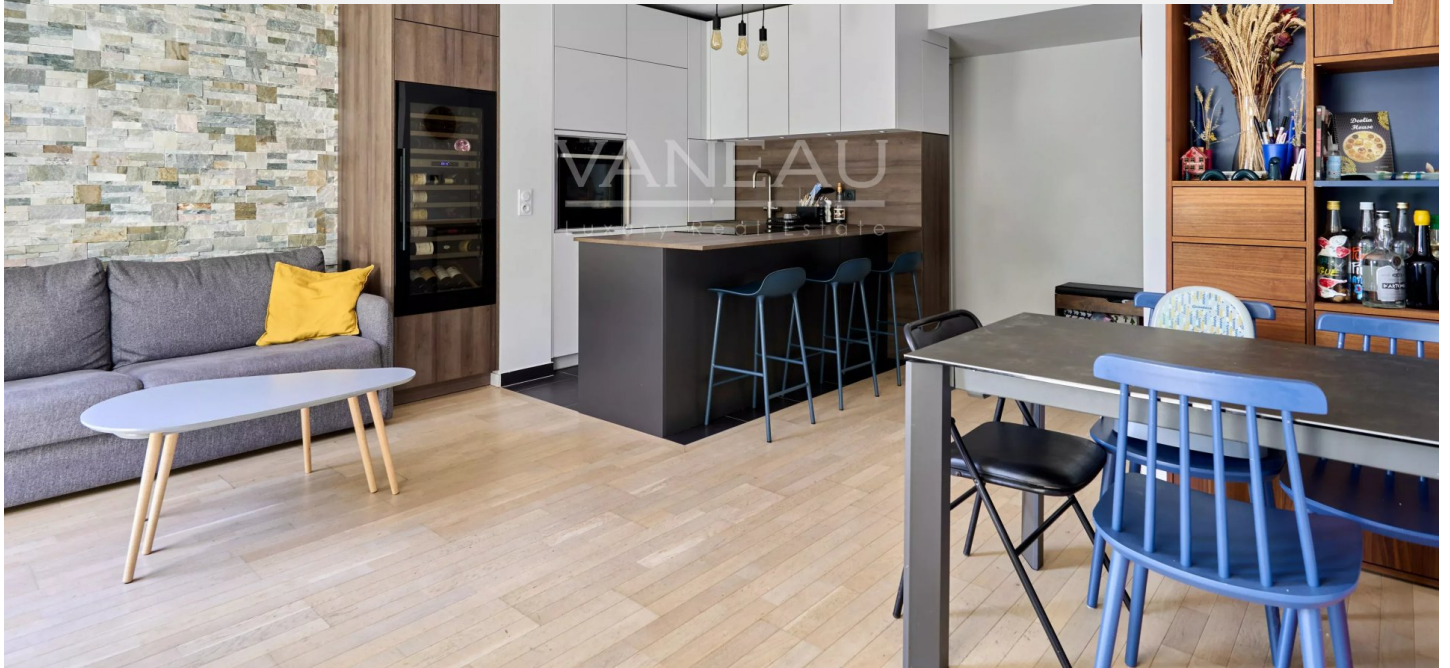
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### VANEAU LOCATION

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### VANEAU

Immobilier de prestige depuis  
1972



### VANEAU VIAGER

30 ans d'expérience en vente  
viagère



### VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

# VANEAU C'EST AUSSI



### VANEAU PATRIMOINE

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### VANEAU DIGITAL NEUF

La plate-forme digitale 100%  
immobilier neuf



### GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à  
Paris



### COURTAGE CRÉDITS

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés