



## 3-ROOM APARTMENT WITH TERRACE & BALCONY – SEA AND MOUNTAIN VIEW

For sale

Sole agent

6 350 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>Building</i> <b>Auteuil</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>120 m<sup>2</sup></b>	<i>Terrace area</i> <b>25 m<sup>2</sup></b>	<i>Total area</i> <b>145 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>To refresh</b>
<i>View</i> <b>Vue mer,Vue montagne</b>	<i>Ref.</i> <b>3PJ10</b>		

Located on the high floor of the Auteuil residence, with concierge service, this 3-room apartment seduces with its brightness, its beautiful volumes and its generous outdoor spaces, including a south-west facing terrace and a covered balcony on the north-east side.

An ideal property for a renovation project.

The apartment consists of an entrance with corridor, leading to a large living room with parquet flooring bathed in light thanks to two large French windows giving access to the terrace. The independent kitchen, accessible via an airlock with guest toilet, also has an opening onto the balcony.

The sleeping area, quite distinct, offers two bedrooms: one opening onto the terrace, the other onto the balcony.

A complete bathroom with bathtub, vanity unit, bidet and toilet completes this sleeping area.



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The apartment is served by a main elevator arriving directly inside, as well as a service entrance through the balcony, via a secondary elevator.

A cellar and a parking space complete this property for sale.



