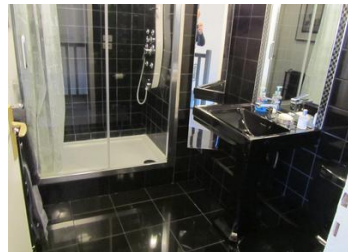


Deauville: The chic-est resort in France. Superb duplex two bedroom apartment, Beautifully appointed. 5 minutes walk to beach, home to two of Frances premier racecourses, the American...



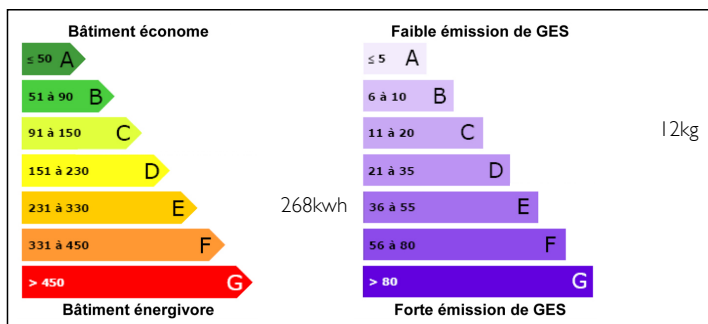
## INFORMATION

Town:	DEAUVILLE
Department:	Calvados
Bed:	2
Bath:	1
Floor:	48 m2
Plot Size:	0 m2

## IN BRIEF

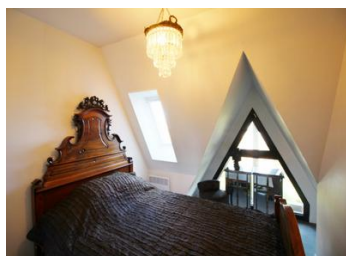
This property is a rare opportunity to acquire a quality two bedroom apartment that is in a particularly special location and only 5 minutes from the beach. The quality that this apartment offers must be seen to be fully appreciated. Presented in the style of Art Deco style with great panache. Presented in the style of 'art deco' this property has been thoughtfully developed to embody this classical age and the designs that go with this notable period in history. Very much in keeping with the film star credentials of the town. Additionally all space has been cleverly developed and the property is light and spacious with a surprising amount of storage available. As with all the best apartments the experience extends outside with a larger than average balcony enjoying views of the surrounding hillside and beach. The new owner will also be 'rubbing' shoulders with...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 712 EUR**

**Taxe habitation: 591 EUR**

## NOTES

## DESCRIPTION

The property is entered from one of the premier streets in the highly fashionable town of Deauville. There is secure gated entrance through which entrance is gained with a security code and a key fob to operate the gates for car access. It is then simple to drive straight to the basement garage located beneath the apartment.

The apartment is located on the fourth floor and is accessed via a lift.

Ground Floor:

Upon entering the apartment you enter a hall area that has closet space for your coats and other small garments. Straight ahead is a toilet closet with sink and feature mirror.

Through from the hall you enter the spacious and open lounge - dining area. This has a high ceiling and is light and airy. The chandelier helps to embellish the 'Art-Deco' feel and appointment that tastefully sets this property apart from others. Through the lounge you enter the larger than average balcony which has views from the three facets across the surrounding landscape and towards the beach, which is only 5 minutes away.

Through from the lounge is the modern kitchen with space saving cupboards and granite tiled work surfaces and granite tiled floors. Fully equipped with hob, oven, extract, washing machine-dryer, microwave and dishwasher. All fitted to the highest of standards.

An attractive staircase leads from the lounge to the first floor:

First Floor:

The landing is spacious with a cleverly designed sliding cupboard area that provides lots of space...