LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45544MRO14 Price: 305 000 EUR

agency fees to be paid by the seller

Art Deco Seaside Duplex in Deauville with Balcony & Garage

EXCLUSIVE



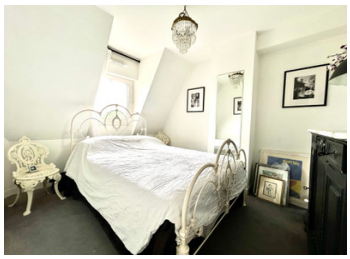




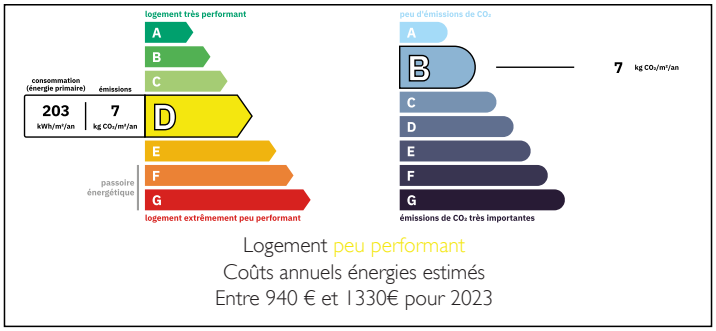








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 940 € et 1330€ pour 2023

INFORMATION

Town:	Deauville
Department:	Calvados
Bed:	2
Bath:	1
Floor:	45 m2
Plot Size:	0 m2

IN BRIEF

Discover this elegant Art Deco inspired duplex apartment, set within a secure, high-standard residence with a private garage. Combining charm, comfort, and modern living, it is ideally located close to the sea, making it a perfect stylish home, holiday retreat, or refined pied-à-terre.

With a living area of 45.84 sqm (approx. 52 sqm floor space), the property offers a warm atmosphere enhanced by a black and white Art Deco design.

It features an entrance hall with storage, a separate WC, and a fitted kitchen with high-quality granite worktops. The bright living and dining area opens onto a pleasant balcony, ideal for relaxing outdoors.

Upstairs, a landing with storage leads to two charming attic-style bedrooms and a shower room with WC, creating a cosy and well-optimized sleeping area.

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.

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LOCAL TAXES

Taxe foncière:	**937 EUR**
Taxe habitation:	**567 EUR**

NOTES

DESCRIPTION

Duplex on the 4th floor with balcony, offering 45 sqm Carrez law, located in a high-end secure residence with garage, caretaker, and lift.
Total floor area: 51 sqm.

Entrance with storage and WC: 2 sqm
Fitted kitchen with granite worktop: 4.82 sqm
Living and dining room with balcony: 17.09 sqm (18.4 sqm floor area)
Separate WC: 1.19 sqm

First floor:
Shower room with WC: 3.81 sqm
Bedroom 1: 7.79 sqm (9 sqm floor area)
Bedroom 2: 5.49 sqm (8.66 sqm floor area)
Storage cupboard: 1.6 sqm
Landing: 2.08 sqm

Co-owned building of 192 units
Provisional annual charges: 1532€

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr