



VENDÔME ESTATE



DEAUVILLE - LUXURIOUS DUPLEX - THE MARINA

rue Landemer - DEAUVILLE

On request

Apartment
47,5 m2
Floor: RDC

Rooms: 2
Bedrooms: 1

Bathrooms: 1

DEAUVILLE - LUXURIOUS DUPLEX - THE MARINA

Luxurious duplex located in the heart of the Marina of Deauville, featuring a terrace with a stunning view of Trouville-sur-Mer.

Fully redesigned in 2023 by an interior architect, this bright and peaceful apartment includes:

- A main room with a living and dining area, as well as a fully equipped kitchen that opens onto the terrace.
- A practical storage space under the staircase.
- Upstairs, an entryway with built-in closets, a bedroom with integrated storage, a shower room, and separate toilet.

Sold fully furnished and equipped, this property is part of a co-ownership comprising 89 units.

Energy Performance Rating (DPE): E (263)

Greenhouse Gas Emissions (GES): B (8)

Estimated annual energy costs between €800 and €1,110.

Monthly fees: €155 (including water and heating).

Property tax: €1,258.

Price: €475,000 net to seller.

Information on the risks this property may be exposed to is available on the Géorisques website:

[<https://www.georisques.gouv.fr>]







Details

- 1 Entrance 4.45 m²
- 1 Shower room 2.95 m²
- 1 Toilet 1.15 m²
- 1 Closet 0.43 m²
- 1 Closet 0.7 m²
- 1 Bedroom 8.55 m²
- 1 Closet 0.82 m²
- 1 Staircase 2.27 m²
- 1 Dining room/Kitchen 27.72 m²
- 1 Terrace 5 m²
- 1 Closet 0.77 m²

Additionally

- Renovated with quality materials
- Located in the heart of Deauville Marina
- Quiet and bright
- Unobstructed view of Trouville

Legal information

- Energy Performance Rating (EPC): E (263)
- Greenhouse Gas Emissions (GES): B (8)
- Estimated annual energy costs for the property: between 800 and 1110 euros.
- Monthly fees: 155 euros (including water and heating)
- Property tax: 1,258 euros.
- Geo-risks: Information on risks related to this property is available on the Geo-risks website [<https://www.georisques.gouv.fr>]

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