

CHARMING HOUSE WITH GARDEN - FIVE BEDROOMS

2 685 000 €

Ref 85679711F

Boulogne-Billancourt - House / Villa 2153 sq ft

VANEAU
Luxury Real Estate

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About this property

Marcel Sembat metro station, close to shops, Groupe Vaneau presents a character house with 200 m² of living space (265 m² of floor space) set in 298 m² of enclosed grounds. This historic residence comprises three levels of living space and a basement suitable for conversion. The first floor features an entrance hall, living room, study, kitchen and dressing room. The second floor features three bedrooms, a bathroom and storage space. On the second floor, a beautiful living room with glass roof opening onto a balcony, two bedrooms, a shower room and access to attic space. WC on all levels. A 65 m² basement with windows, high ceilings and a separate entrance can be totally converted into living space, giving a potential living area of 265 m². A 10 m² outbuilding in the 200 m² garden can also be converted. Possibility of parking several cars in the grounds. Beautiful volumes, old world charm, quiet, rare house with great renovation potential. Price including fees: 2,685,000 euros - Fees of 3% incl. VAT at buyer's expense, i.e. a net selling price of 2,606,796 euros. Information on the risks to which this property is exposed is available on the GÃ©orisques website: www.georisques.gouv.fr

Vaneau Boulogne

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VANEAU BOULOGNE

41 , route de la reine 92100
Boulogne

Price : 2 685 000 €

Surface : 2153 sq ft

Rooms : 8

Bedrooms : 5

Floors : 2

Bathrooms : 1

Shower rooms : 1

Balconies : 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