

NEUILLY - QUARTIER CHARLES LAFFITTE/BOIS DE BOULOGNE - TOP FLOOR

2 590 000 €

Ref 85956544A

Neuilly-sur-Seine - Apartment 1606 sq ft

VANEAU
Luxury Real Estate



About this property

In one of Neuilly-sur-Seine's most sought-after neighborhoods, right next to the Bois de Boulogne, discover this rare property located on the top floor of a luxury building, in the heart of a verdant, calm environment. This magnificent 149 m² (Loi Carrez) apartment boasts spacious, light-filled rooms and an optimized layout. It comprises an entrance hall, a 50 m² double reception room with a south-facing balcony overlooking the garden, a spacious independent kitchen, a laundry room, three comfortable bedrooms, a dressing room, a bathroom, a shower room and three toilets. An interior staircase leads to a unique upper level: an exclusive 190 m² terrace, a veritable suspended oasis offering an idyllic setting for entertaining, relaxing or enjoying unobstructed views in complete privacy. This exceptional property is complemented by a cellar and a double garage in the basement. A single garage is also available. A rare property combining elegance, absolute calm and outdoor living, just a few minutes from Paris. Fees of 4.5% inclusive of tax included in the sale price, to be paid by the purchaser, i.e. a price excluding fees of euros2,478,469. Average annual running costs: euros9,700. No proceedings in progress under articles 29-1 A and 29-1 of law no. 65-557 of July 10, 1965 and article L.615-6 of the CCH. Estimated annual energy costs for standard use: between euros4,814 and euros6,514 per year, indexed to January 1, 2021. Information on the risks to which this property is exposed is available on the GÃ©orisques website <http://www.georisques.gouv.fr>. Mandate nÂ° 21198.

Vaneau Neuilly

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VANEAU AGENCY NEUILLY

137 , avenue Achille Peretti

92200 Neuilly sur Seine

Price : 2 590 000 €

Surface : 1606 sq ft

Rooms : 4

Bedrooms : 3

Floors : 4

Bathrooms : 1

Shower rooms : 1

Elevator : Yes

Digicode : Yes

Intercom : Yes

Terrace : Yes

Caretaker : Yes

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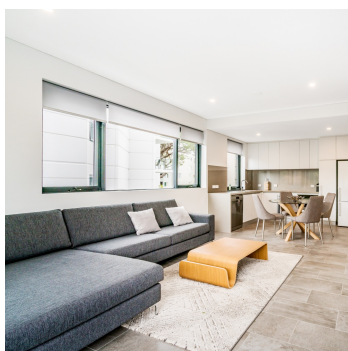
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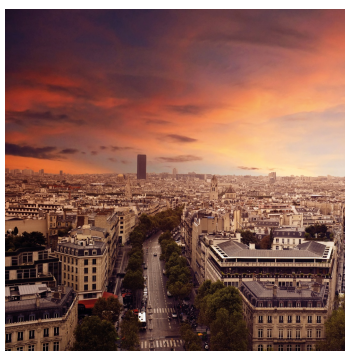
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

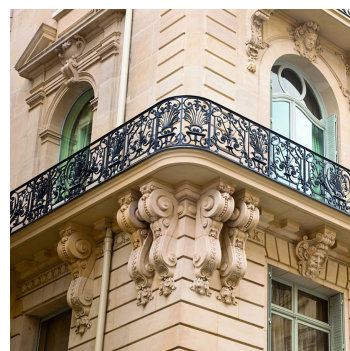
30 ans d'expérience en vente
viagère



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