

EXCLUSIVE - LOFT IN THE HEART OF BOULOGNE

1 970 000 €

Ref 85784071T

Boulogne-Billancourt - Apartment 2002 sq ft

VANEAU
Luxury Real Estate

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About this property

Close to the town hall and Boulevard Jean Jaurès, this 185.86 m² Carrez character loft will surprise you with its spaciousness and calm. Located on the top floor with elevator, it features a very large 95 m² reception room with over 6 m high ceilings, divided into 3 areas: living room with fireplace, relaxation area and kitchen/dining room. Patio out of sight. On the same level, you'll find a master suite with shower room and dressing room, a second bedroom (or study) with storage, separate WC and laundry room. Upstairs, a landing leads to two bedrooms and a shower room. A large cellar and the possibility of an additional parking space in a nearby building. Price euros1,970,000. Additional parking: euros30,000. Fees payable by seller. Annual charges: euros3,600 - Co-ownership of 32 main lots. No proceedings under articles 29-1 A and 29-1 of the 1965 law and article L.615-6 of the CCH. Information on the risks to which this property is exposed is available on the GÃ©orisques website: www.georisques.gouv.fr Estimated annual energy costs for standard use between euros2,670 and euros3,660 per year (average energy prices indexed to 2021, 2022, 2023). <http://www.vaneau.fr/fr/nos-honoraire-boulogne>

Vaneau Boulogne

✉ boulogne@vaneau.fr

P **+33 (0)1 46 04 60 60**

VANEAU BOULOGNE

41 , route de la reine 92100
Boulogne

Price : 1 970 000 €

Surface : 2002 sq ft

Rooms : 7

Bedrooms : 4

Floors : 3

Bathrooms : 0

Shower rooms : 2

Cellar : Yes

Elevator : Yes

Parkings : 1

Intercom : Yes

Alarm : Yes

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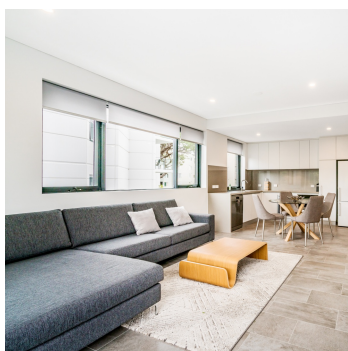
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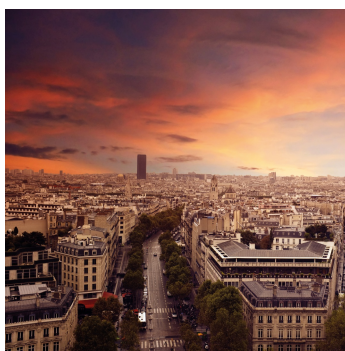
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

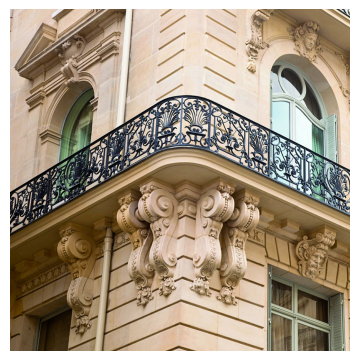
30 ans d'expérience en vente
viagère



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