

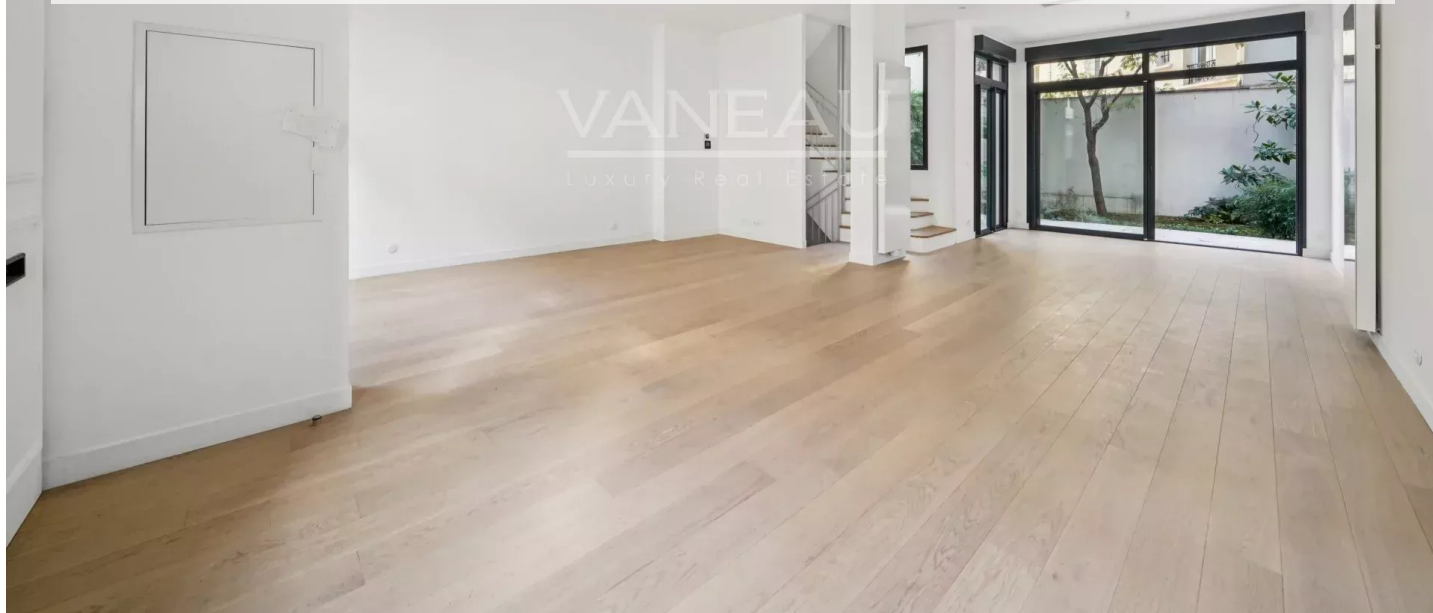
BOULOGNE-BILLANCOURT - FAMILY HOUSE - GARDEN - TERRACE - GARAGE

2 150 000 €

Ref 86351676

Boulogne-Billancourt - House / Villa 2601 sq ft

VANEAU
Luxury Real Estate



About this property

In a quiet, sought-after street in Boulogne-Billancourt, the Vaneau Group presents an elegant seven-room family home with 241.65 m² of living space, spread over four levels and a basement. It boasts high ceilings, plenty of natural light, recent renovation and top-of-the-range features. On the first floor, a vast reception room comprises a double living room, a dining room and a modern kitchen opening onto a 43.10 m² garden planted with trees. A laundry room and an 18.61 m² garage complete this level. Second floor: bedroom with access to an intimate terrace, bathroom, dressing room, office and toilet. Second floor: two bright bedrooms share a shower room, bathroom and separate toilet. Top floor: a superb 48 m² room occupying the entire level, which could be converted into a master suite. Basement: a 48 m² space offers a host of possibilities (games room, home cinema, sauna, gym). This rare home combines generous volumes, outdoor space and proximity to shops and transport, offering a privileged family living environment at the gateway to Paris. Fees of 3.86% incl. VAT included in the sale price, to be paid by the purchaser, i.e. a price excluding fees of euros2,070,000. Estimated annual energy costs for standard use: between euros1,451 and euros1,963 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>.

Vaneau Neuilly

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VANEAU AGENCY NEUILLY

137 , avenue Achille Peretti
92200 Neuilly sur Seine

Price : 2 150 000 €

Surface : 2601 sq ft

Rooms : 7

Bedrooms : 4

Floors : 3

Bathrooms : 2

Shower rooms : 1

Intercom : Yes

Terrace : Yes

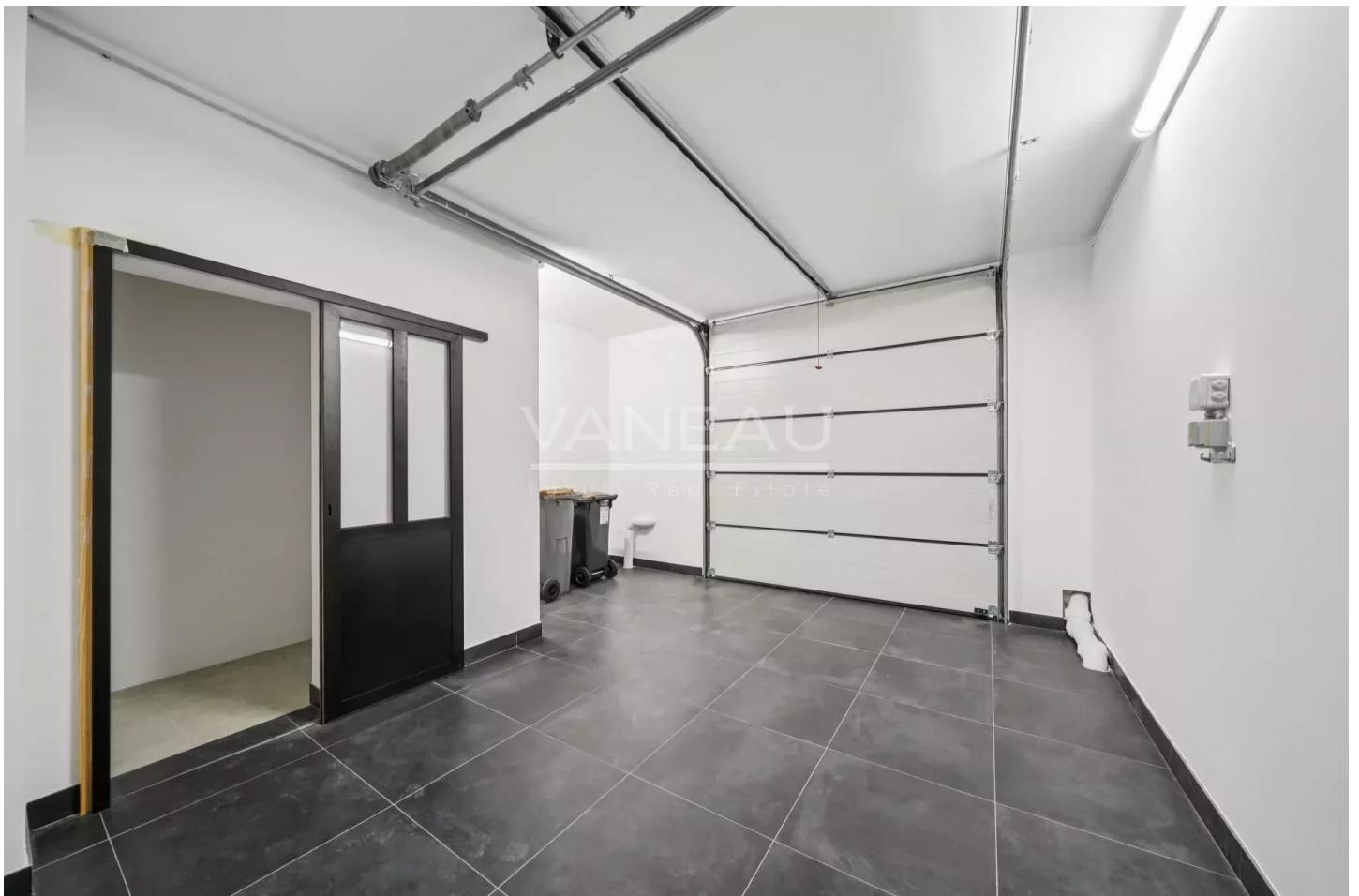
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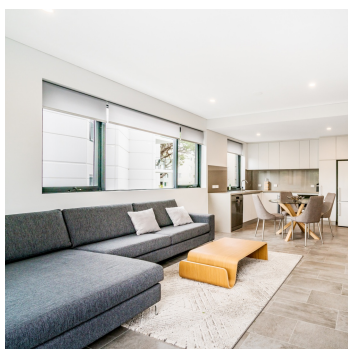
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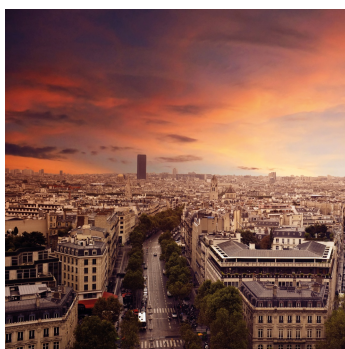
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

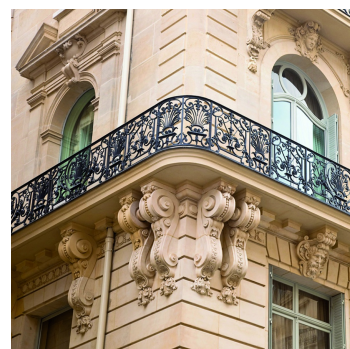
30 ans d'expérience en vente
viagère



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