

## EXCLUSIVE - LOFT IN THE HEART OF BOULOGNE

1 970 000 €

Ref 85784071AG

Boulogne-Billancourt - Apartment 2002 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

Close to the town hall and Boulevard Jean Jaurès, this 185.86 m<sup>2</sup> Carrez character loft will surprise you with its spaciousness and calm. Located on the top floor with elevator, it features a very large 95 m<sup>2</sup> 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](http://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](mailto:boulogne@vaneau.fr)

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### 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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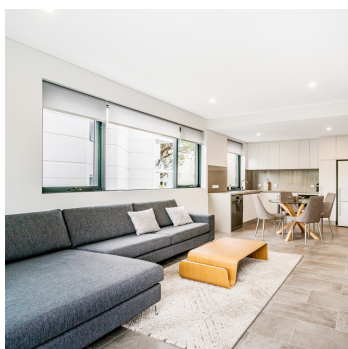
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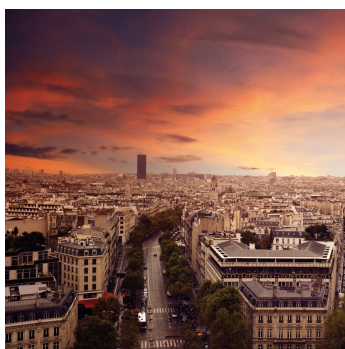






### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### **VANEAU**

Immobilier de prestige depuis  
1972



### **VANEAU VIAGER**

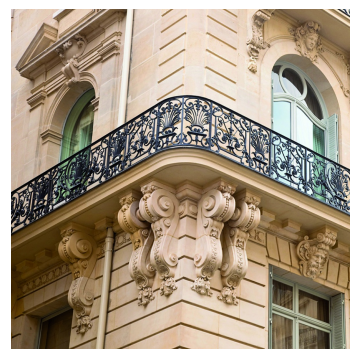
30 ans d'expérience en vente  
viagère



### **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