

## DUPLEX TOP FLOOR WITH TERRACES

1 670 000 €

Ref 86020345X

Boulogne-Billancourt - Apartment 1711 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

Boulogne - Two minutes' walk from the metro. Located on the top two floors (6th and 7th) of a recent building, this 159.83 m<sup>2</sup> Carrez duplex offers spacious and bright rooms. On the first level, it comprises a vast living room (53m<sup>2</sup>) with fireplace, opening onto a west-facing terrace, a fitted and equipped open-plan kitchen, a bedroom, a shower room and separate WC. Upstairs are a master suite with shower room and WC (access to a second west-facing terrace) and two bedrooms. A fifth bedroom can be converted as required. Well-appointed, light and airy apartment. A cellar and two adjoining parking spaces complete this property. Price euros1,670,000. Fees payable by the vendor. Monthly charges euros555 - Co-ownership of 88 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 euros2,620 and euros3,600 per year (average energy prices indexed to 2021, 2022, 2023). <http://www.vaneau.fr/fr/nos-honoraires-boulogne>

### Vaneau Boulogne

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### VANEAU BOULOGNE

41 , route de la reine 92100  
Boulogne

**Price :** 1 670 000 €

**Surface :** 1711 sq ft

**Rooms :** 6

**Bedrooms :** 5

**Floors :** 7

**Bathrooms :** 2

**Shower rooms :** 1

**Cellar :** Yes

**Elevator :** Yes

**Parkings :** 2

**Intercom :** Yes

**Terrace :** Yes

**Caretaker :** Yes

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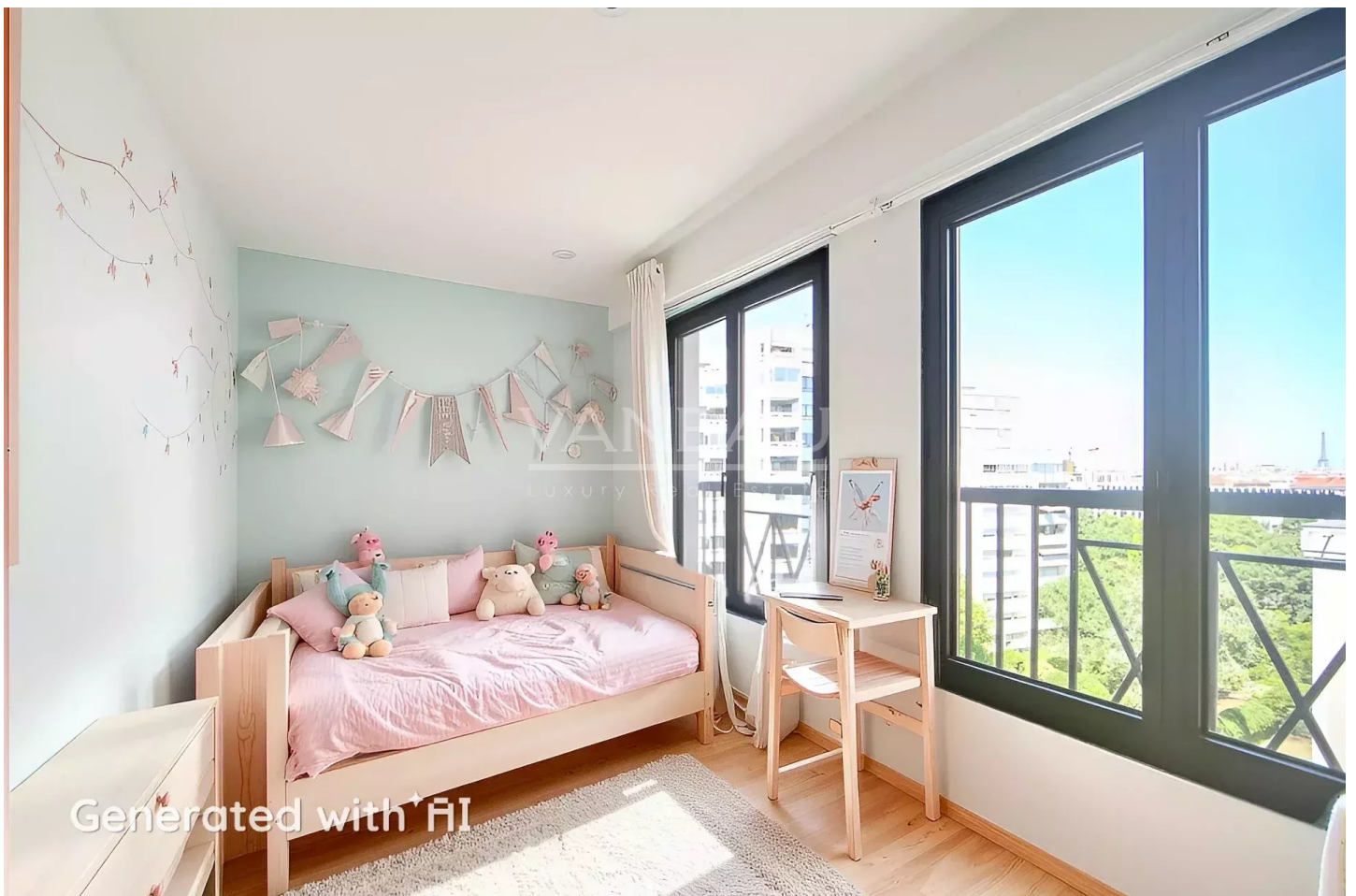
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### **VANEAU LOCATION**

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