



BOULOGNE - TOP FLOOR DUPLEX

465 000 €

Ref 86196279P

Boulogne-Billancourt - Apartment 698 sq ft

VANEAU
Luxury Real Estate

About this property

Victor Hugo / Reine area On the 4thth and top floor of a small, well-maintained building, this charming 64.81 m² (42.68 m² Loi Carrez) apartment benefits from an ideal location, just a stone's throw from all amenities. It comprises a spacious living room with open-plan kitchen, a bedroom and a mezzanine that could be used as a spare bedroom or office. A shower room with WC completes the property, as does a basement cellar. Optimal light, unobstructed views and generous volumes: an apartment full of charm. Price euros465,000. Fees payable by the vendor. Annual charges euros1668 - Co-ownership of 13 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 euros1,530 and euros2,110 per year (average energy prices indexed to 2021, 2022, 2023). <http://www.vaneau.fr/fr/nos-honoraires-boulogne>

Vaneau Boulogne

✉ boulogne@vaneau.fr

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

VANEAU BOULOGNE

41 , route de la reine 92100
Boulogne

Price : 465 000 €

Surface : 698 sq ft

Rooms : 2

Bedrooms : 2

Floors : 4

Bathrooms : 0

Shower rooms : 1

Cellar : Yes

Digicode : Yes

Intercom : Yes

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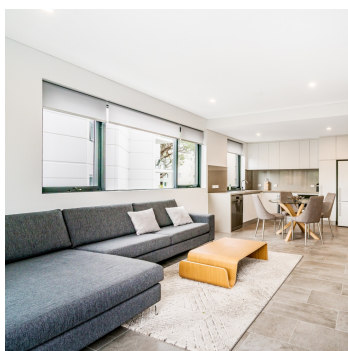
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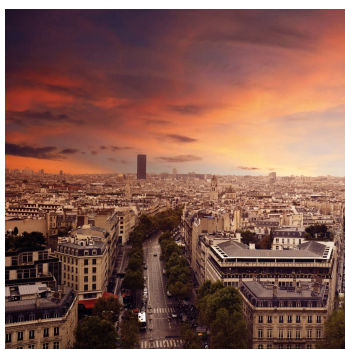
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

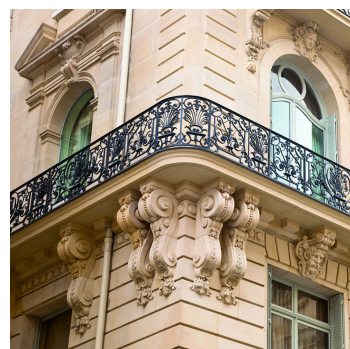
30 ans d'expérience en vente
viagère



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