

# LOFT IN THE HEART OF BOULOGNE

1 850 000 €

Ref 86189683AO

Boulogne-Billancourt - Loft / Workshop 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 euros1,850,000. 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 Géorisques 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-honoraires-boulogne>

## Vaneau Boulogne

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VANEAU BOULOGNE

41 , route de la reine 92100

Boulogne

**Price :** 1 850 000 €

**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

**Terrace :** Yes

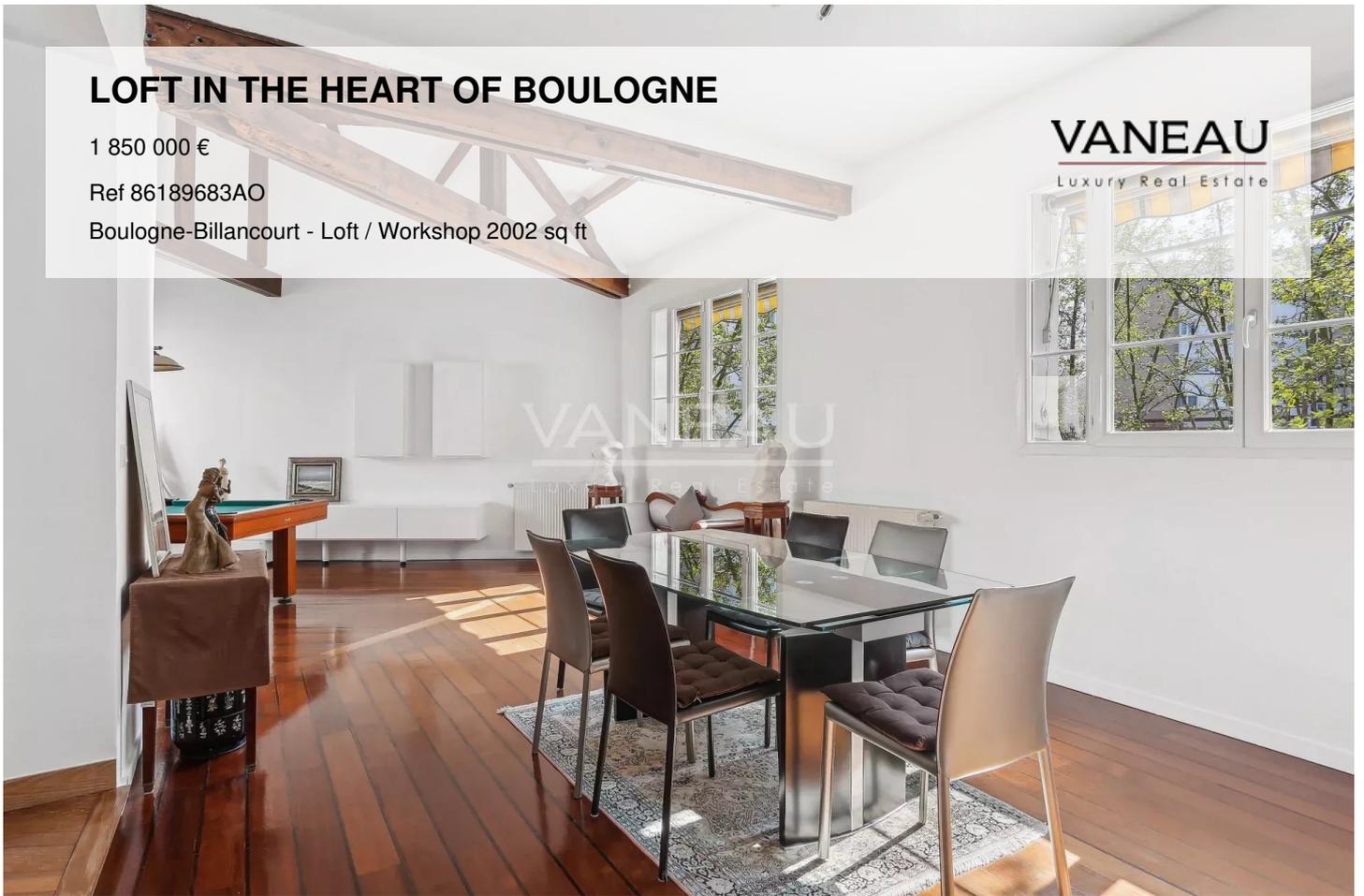
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### VANEAU LOCATION

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