

# BOULOGNE REINE-VICTOR-HUGO- THREE-ROOM DUPLEX APARTMENT ON TOP F

765 000 €

Ref 86658799I

Boulogne-Billancourt - Apartment 1111 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Located on the top floor of a well-maintained old building with elevator, this charming three-room duplex offers 67.25 m<sup>2</sup> Carrez and 103.24 m<sup>2</sup> floor space, with spacious rooms and an ideal layout. The apartment comprises a bright living room, a functional semi-open kitchen and two well-separated bedrooms, offering comfort and privacy. It also features a shower room, bathroom and separate toilet, making it a real asset for day-to-day living. A basement cellar completes the property. Thanks to its top-floor location, the property enjoys plenty of natural light and a calm atmosphere. Its duplex layout adds extra charm and a feeling of space. A rare property in the area, ideal for a primary residence or quality investment. Co-ownership of 12 residential lots - Annual service charges of 3580 euros - <http://www.vaneau.fr/fr/nos-honoraires-boulogne>. 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: between euros2860 and euros3910 (prices indexed to January 1, 2021; 2022 and 2023). No proceedings underway on the basis of articles 29-1 A and 29-1 of the 1965 law and article L.615-6 of the CCH.

## Vaneau Boulogne

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VANEAU BOULOGNE

41 , route de la reine 92100

Boulogne

**Price :** 765 000 €

**Surface :** 1111 sq ft

**Rooms :** 3

**Bedrooms :** 2

**Floors :** 6

**Bathrooms :** 1

**Shower rooms :** 1

**Cellar :** Yes

**Elevator :** Yes

**Digicode :** Yes

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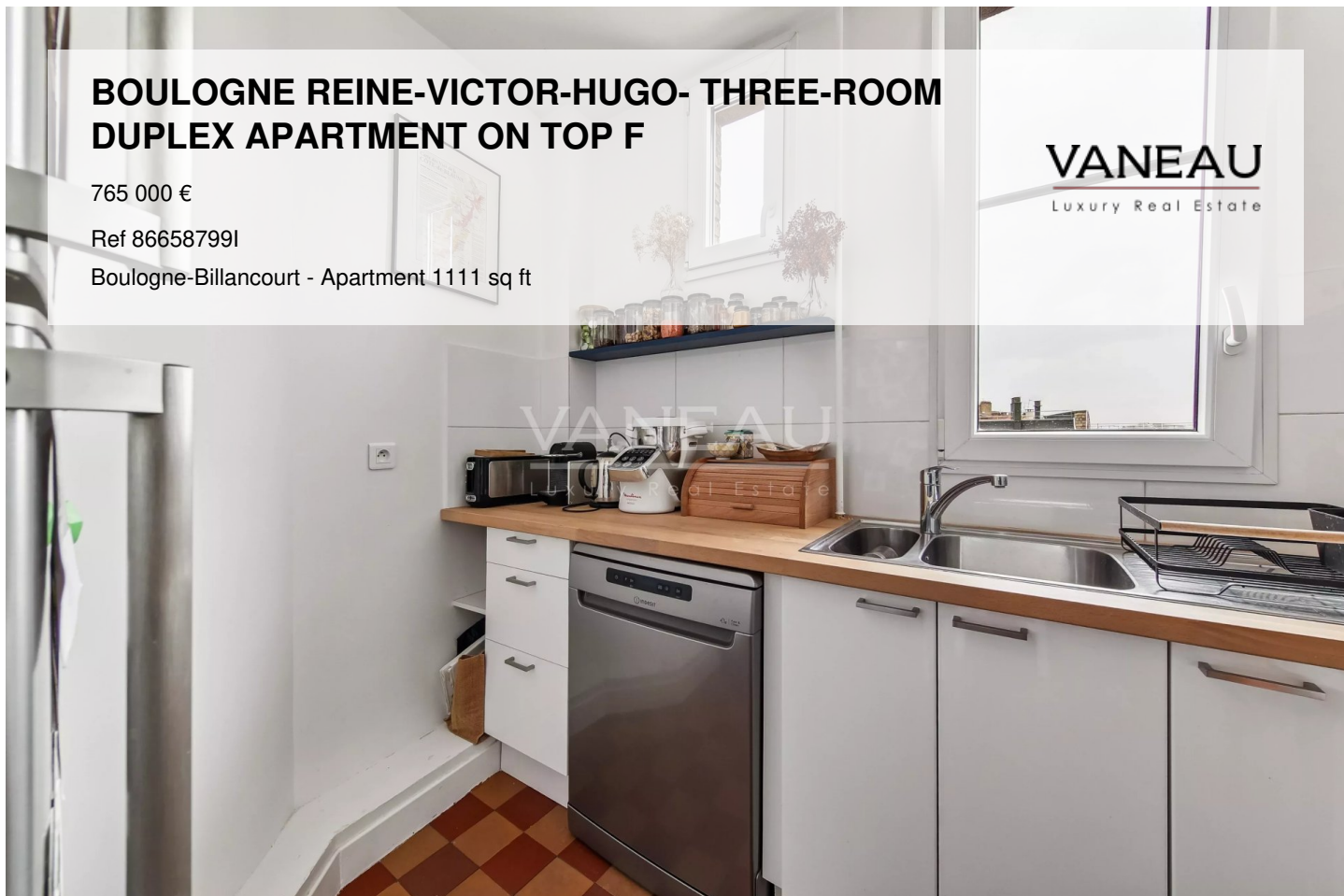
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### VANEAU LOCATION

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