

# BOULOGNE, MARCEL SEMBAT TWO-ROOM HIGH FLOOR 52 M<sup>2</sup>

469 000 €

Ref 85765875F

Boulogne-Billancourt - Apartment 557 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Close to shops, the metro, and schools, in a co-ownership from 1992 with a caretaker, on the 4th floor with elevator, we present to you a two-room apartment of 51.72 m<sup>2</sup> Carrez law in perfect condition. It includes an entrance, a living room with a fitted and equipped American kitchen, a bedroom with storage, a shower room, and separate toilets with a laundry room. Quiet, unobstructed view, sunny. Fees payable by the seller. Co-ownership of 17 residential lots. Annual charges of 1368 euros. Our fees are available on the Vaneau website. 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 expenses: between 740 euros and 1040 euros (prices indexed on January 1, 2021, 2022, 2023). No ongoing proceedings based on articles 29-1 A and 29-1 of law No. 65-557 of July 10, 1965, and article L.615-6 of the CCH.

## Vaneau Boulogne

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VANEAU BOULOGNE

41 , route de la reine 92100  
Boulogne

**Price :** 469 000 €

**Surface :** 557 sq ft

**Rooms :** 2

**Bedrooms :** 1

**Floors :** 7

**Bathrooms :** 1

**Shower rooms :** 0

**Cellar :** Yes

**Elevator :** Yes

**Digicode :** Yes

**Intercom :** 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